

## COUNCIL- MANAGER FORM

***Proceedings of the Council of the City of Joliet, Illinois  
held on the 5<sup>th</sup> day of April, A.D. 2010***

PRE-COUNCIL MEETING of the Council of the City of Joliet, Illinois held on Monday, April 5, 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, COUNCILMAN AT LARGE THOMAS C. GIARRANTE, 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 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.

1. Proclamation re: Recognizing the Joliet Junior College Men's Basketball Team for Winning the 2010 National Championship

COUNCILMAN UREMOVIC read a Proclamation recognizing the accomplishments of the Joliet Junior College Wolves Men's Basketball Team and congratulating them for winning the 2010 NJCAA Division III Championship.

Joliet Junior College President Gena Proulx and Coach John Kuhn thanked the Mayor and Council for their recognition.

Deputy Liquor Commissioner Dan Campus then explained Council Memo #273-10 dealing with the Transfer of a Class "A" Liquor License at 1028 Cora Street (Slapshots).

It was requested that this item be voted on today.

2. Transfer of a Class "A" Liquor License at 1028 Cora Street  
(Council Memo #273-10)

A communication from the Liquor Commissioner regarding the application of Phillip Gallo d/b/a Slapshots for the transfer of a Class "A" Liquor License at 1028 Cora Street contained his recommendation that the transfer 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 UREMOVIC.

Motion carried by the following vote:

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

NAYS: NONE.

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The City Manager then explained Council Memo #232-10 dealing with the Annexation of 13 Lots Located at 1413 Cecelia Avenue, 610 W. Zarley Boulevard, Tulare Street and Superior Avenue and Classification to I-1 Zoning.

Mr. John Russ Jr., manager and developer under the name Black Forest Investments, LLC, and Attorney Ken Carlson were present on behalf of the petition.

The City Manager then explained Council Memo #254-10 dealing with Awarding a Professional Services Contract to Buchar and Associates for the Design of Relocated Fire Station No. 3. He said the Fire Department has received a FEMA grant in the amount of \$1,160,000 and the estimated cost to the City would be \$724,554 with the understanding that we would be working towards getting a number less than that.

Fire Chief Joe Formhals began the PowerPoint presentation and explained the history of Fire Station #3 which has been at its present location at 319 Grover Street since 1972. He said they have been trying to space their stations out within the ISO (Insurance Service Office) recommended 1.5 mile radius 3 mile diameter distance between Fire Stations and he explained the current overlap in coverage. He said their thought was to try to pull Station #3 out and provide some coverage to the south where we are starting to develop and anticipate growth in the future. He said the annexation agreement between the City and Route 66 racetrack called for a donation of 2 acres for a fire station. He said last year the Department of Homeland Security as part of their Recovery Act thought putting some money out there to drive the construction of new fire stations or additions to existing stations would be a good motivator for job creation with the City of Joliet and Will County seeing double digit unemployment. He said it was the desire of the Federal government to put a pool of money out there for communities that had shovel-ready projects that would help with their responses and fire protection throughout the community, so they wrote a grant to try to take advantage of some of this grant money.

COUNCILMAN UREMOVIC asked about using the grant money to enhance existing stations.

Chief Formhals said it could be used for that, but when they wrote the grant they had to pick what they were going to do with the money and they chose to try to focus on a new Station #3 rather than putting money into the existing building.

COUNCILMAN UREMOVIC asked if the population density is also taken into consideration when looking at these different radiuses.

Chief Formhals said there is quite a bit of population density out west and there isn't any overlap in coverages there.

COUNCILMAN UREMOVIC said he is talking south though, where the population isn't.

Chief Formhals said we want to have the stations spread out so we can get a first responder to the point of an accident or fire within a reasonable amount of time. He said when stations are crunched together like we have on the east side they are all responding from the one area and if the accident is down south or in the middle of the area, the response times are going to be longer than if we had a station there to cover that geographic area.

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COUNCILMAN UREMOVIC said when you go farther south does Clinton Street cover that district area.

Chief Formhals said currently Station #3 on Grover Street runs all the way down to the south end of the city. He said Clinton would be the second responder.

COUNCILWOMAN QUILLMAN said she noticed that the calls for service between Station #1 and #3 are neck and neck, wouldn't that put an added burden on Station #1.

Chief Formhals said the Station #4 ambulance will probably increase in call volume, Station #1 will probably increase and Station #3 will probably decrease.

COUNCILWOMAN QUILLMAN said so all of the calls for service will increase where Station #3's will decrease because you're taking it out of a populated area and putting it in a non-populated area.

Chief Formhals stated along with what they've done for the long-range plan for the City, they have made all of their engines Advanced Life Support so we have the back-up of an ALS engine within each run area. He said they would like to have those ALS engines almost be the anchor points in their respective run areas and then the ambulances would run interdependently depending on where the calls are. He said the ambulances aren't tied to one area and there are times when vehicles move all over.

COUNCILWOMAN QUILLMAN said but when this was in the original plan about putting a station down there, there were supposed to be a lot of rooftops on both sides of Rt. 53, but then Pasquinelli didn't go on the east side, and there's only about 20 to 30 homes on the west side and construction is at a standstill down there. She said the station was supposed to be there when the growth was going to be south but now we have seasonal down there with the racetrack and everything and they're always down there on standby when we have those events as it is, so show her the every day need.

Chief Formhals stated he would have to point to the Station #10 and #9 areas when those were initially built out there. He said Station #10 in 2007 had 584 ambulance calls and Station #9 when they originally built out there in 1997 had 349 ambulance calls. He said in looking at the south corridor, there is going to be the largest inland port in the world with the CenterPoint project and we're trying to anticipate growth there with warehouses, employees and transportation and there will most likely be a need for a fire station down there. He said it was highlighted in the grant that we have a major target hazard with the CenterPoint Intermodal Rail yard being there and he believes DHS and Homeland Security looked at that as a potential target hazard the same way that we did and thought that was something that we should receive a grant for.

COUNCILWOMAN QUILLMAN said she asked for and did not receive when this first came to Public Safety a publicly televised Public Safety Committee meeting and she was told that committee meetings cannot be televised, however the Land Use Committee meeting was televised last week to promote the downtown intermodal center. She said the original proposal was \$145 per sq. ft. for the station which she was told was a soft number because the original plan that was presented to the Public Safety Committee was that it was only going to cost the City of Joliet \$290,000.00.

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Chief Formhals said at the first Public Safety Committee meeting he believes he told the Council there was a budget number of \$600,000 earmarked for the construction of Fire Station #3.

COUNCILWOMAN QUILLMAN said that's how much was in the fund. She said originally there was about \$2 million in that fund and now there is only \$600,000 left because we've been using the other monies for operations for the City.

Chief Formhals said that's correct.

COUNCILWOMAN QUILLMAN said then at the next Public Safety meeting the cost went up to \$1.7 million and we were told it's going to cost no more than the monies that we have set aside.

Chief Formhals stated that was said and then we also started talking about utility costs and he told the Committee that he didn't have a hard number on the utility cost.

COUNCILWOMAN QUILLMAN said the way we left it at the last Public Safety meeting it was supposed to go back to Public Safety before it ever came back to Council and that did not happen, all of a sudden it's back to Pre-Council. She said her next question is now there is another number here for \$724,000 and she asked where is the gas line.

Chief Formhals said the gas line is on the north side of Laraway Road. He said Nicor is going to extend the main 200 ft. for us to the east, they are going to bore underneath Laraway Road with a service line and the service line will go to the back of the building where the gas connection is and they are estimating the Nicor cost for us at \$3,000.00.

COUNCILWOMAN QUILLMAN said not to go a penny over \$3,000.00.

Chief Formhals said the number that they gave him was \$2,100.00 and he bumped it up.

COUNCILWOMAN QUILLMAN said ok, this is where the change orders come in. She then asked about excavation costs.

Chief Formhals said there wouldn't be a change order with this because he took their budget number and padded it even more. He said excavation costs are within the \$180 per sq. ft. station construction cost.

COUNCILWOMAN QUILLMAN asked if that's not a separate charge.

Chief Formhals said the excavation costs are included in the \$180 per sq. ft. cost.

COUNCILWOMAN QUILLMAN said she thought the excavation costs were always extra along with utilities but those were included in the cost. She said so it went from \$290,000 to \$600,000 and now it's up to \$724,000 so her next question is how much more is it going to cost us in the long run and in the meantime what happens to Station #3. She said she visited that station yesterday and there is no doubt that there are not good conducive living conditions there and she knows that there are other fire houses that also could be updated as well. She asked how come there has never been any money set aside for maintenance of our fire houses because in the meantime if this gets

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done it will take 1 to 2 years to get built and what is going to be done at Station #3 with the mold and sewer backup.

Chief Formhals said the sewer back up is addressed on a case by case basis and it usually requires a plumber to come out and route the drain. He said the problem with the drain is that the building is 38 years old with undersized floor drains, they're too small. He said it's been a problem going back about 10 years and we didn't want to put a large capital outlay in there because there was always the anticipation that we're moving Station #3 and we continually set money aside in previous budgets to do that. He said we've been band-aiding this structure together for as long as we can and now it's basically time to make a decision to either move forward with the construction of a new building or we regroup and put some capital aside and redo this place so that it's in line with Station #4, #7 and #8 which are comparable in size and age.

COUNCILWOMAN QUILLMAN asked what will be done to fix Station #3 in the meantime if this goes forward.

Chief Formhals said our station improvement budget went down from \$55,000 to \$28,000 so we're experiencing the same cutbacks with our budget that everybody else is experiencing. He said we've trimmed down our budget on station house maintenance and we're really only addressing the essential needs right now.

COUNCILWOMAN QUILLMAN said she did some homework on this and Plainfield built about a 10,000 sq. ft. firehouse with 3 double bays with utilities and that cost over \$3 million. She asked why ours is so cheap.

Chief Formhals showed a list of comparable fire stations built in the general area within the last couple of years: Plainfield (\$2.8 million), Lockport (\$6.5 million), Troy (\$3 million) and Romeoville (\$4.25 million). He said our stations are very basic buildings, we try to build something that houses the firefighters in a reasonable atmosphere yet they're not Taj Mahals. He said these buildings are basically block garages and in this case there would be a 3 bay, double deep apparatus floor and then we surround the structure with the living quarters which is basically a stick frame construction similar to a house. He said we put brick veneer on them, carpet and tile the floors but they are basic stations. He said some of the others in the area have very nice furnishings, ours have metal lockers and we are going to be taking our existing furnishings from Station #3 and bringing those over in the interim and making do with that and we will in future budgets replace items that need to be replaced like the stove, refrigerator and that type of thing.

COUNCILWOMAN QUILLMAN said so bottom line you're saying that this 10,000 sq. ft., 3 double bay firehouse with utilities, excavation costs, everything, is going to cost \$1,884,554.00. She asked if that was correct.

Chief Formhals said that's our estimate and we hope to come in at a cost under that and when the grant funding of \$1,160,000 is subtracted, that equates out to a City portion of \$724,554.00 and he hopes we can put this out for bid and get a price under \$180 per sq. ft.

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COUNCILWOMAN QUILLMAN said getting back to the original grant writing, it was supposed to be 80/20 and this is nowhere near 20 now.

Chief Formhals said the original grant was written by himself back in June of last year after researching it with a different architect who gave him the dollar figure of \$145 per sq. ft. and that's what he went with when he wrote the grant. He said an 80/20 split comes out to the numbers that were presented back then.

COUNCILWOMAN QUILLMAN said she understands the need to get everybody back to work and she understands the \$1 million grant, it's kind of hard to turn that down, but the cost keeps going up so she wants to know where the other money is coming from because she has a lot of constituents that are out of work and they can't afford things right now either. She said on one hand you have this group that has to get back to work and on the other hand you have no hope for these other folks that are on fixed incomes with all of the costs and with the State being delayed four months on payments and owing us \$3.7 million. She said and then they're talking about taking another \$3.5 million from us so that's another \$7.2 million loss to the City of Joliet if they don't pay up and if they pass that other \$3.5 million.

COUNCILWOMAN QUILLMAN said the other project in downtown Joliet is a \$60 or \$70 million project. She said again she's asking the City Manager where is the money coming from.

The City Manager said on this project and COUNCILWOMAN QUILLMAN said on both projects.

The City Manager said he'll address this project first. He said he would not have brought this to the Council if he didn't think it was within their long range plan. He said it's a fire station that's been discussed since 1997 and has been in the budget that's been approved since 2006, and we again included the project in the 2010 budget because of the \$1.16 million grant. He said had it not been for that grant he would have not brought this to the Council at all. He said as far as the source of funding for this project, we have set aside \$600,000 in the 2010 budget to cover the City's portion. He said as an alternative, if the Council decides not to use the general fund, we have an intermodal reserve fund that we've been building up over the last two years as a result of our negotiations with CenterPoint to cover expenses that we anticipated we would incur. He said we knew that we were someday going to be the world's largest inland port and we wanted to have a world class facility and he truly thinks it was the proximity to CenterPoint's Intermodal facility that got the attention of the Department of Homeland Security saying that with that type of activity coming in and the billions of dollars of commerce that will be coming through Joliet, it was important to have this facility at that location and that's why we felt comfortable applying for this in June. He said that's why when we put the budget together for 2010 we included this as an allocation.

The City Manager said again, we could decide not to use general fund monies and use the reserve fund that we have for the intermodal development which he believes is \$5.2 million and that fund is funded solely by CenterPoint contributions that we negotiated going back to the July 2008 annexation agreement. He said we're trying to build that fund up because we certainly anticipate with all of the traffic and all of the challenges that we will have in servicing that area that we will have expenses, whether it's an additional snow plow some day or a salt dome or whatever the case may be, and we wanted to

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make sure that we had funding to do that. He said this is probably a classic example of a capital expense, something that will have a 30 to 40 year life span to it and will certainly service a lot of the area that is in that particular area. He said the CenterPoint footprint takes up a lot of land west of 53 but we've also annexed quite a bit east of 53 and he agrees with everybody here that we're not going to see housing projects coming in for the next few years but some day we will. He said it will be much like Station #8 was in 1975 when it was built, there wasn't really anything out there other than the mall. He said the only difference now is we have the Federal government helping us pay for it as part of the stimulus package and we think it was worth it to bring it to the Council and that is why his recommendation is to move forward with it. He said if it's the Council's choice not to do it then at this point we'd like that direction today if the Council is ready to make that decision so we can send the money back to Washington and another fire protection district or city will be able to access that money.

COUNCILMAN TURK said so the \$1.16 million is a hard figure and if this were to be put out to bid, any amount less than the \$724,000 would come off the local share, not the grant share.

Chief Formhals said the local share, yes.

COUNCILMAN TURK said a portion could come out of the reserve fund from CenterPoint and if an ALS engine pulls up to a scene the individuals on that engine can do the exact same thing as an ambulance other than transport.

Chief Formhals said they can do 99% of the stuff that the guys on the ambulance can. He said they have cardiac monitors, a full compliment of drugs on the vehicle and basically the only thing that's limiting us any further is size of the vehicles and being able to put more stuff on them. He said we have paramedics on those vehicles now and we realize that that was a glaring problem within the Fire Department because we've trained all of these people throughout the years and we have 277 employees right now and out of the 277 employees, 199 or so are paramedics.

COUNCILMAN TURK said his concern is if we bid this out and it's totally off the map, it comes in at \$2.4 million, what happens then. He asked what is our obligation at that point.

The City Manager said the City will reserve the right to reject all bids and at that point if we have a very high bid situation, then his recommendation would be to reject the bids and send the grant money back to Washington, so we will still have one more opportunity to say yes or no to the grant. He said the only thing is that if it does come under the projected cost we would be anticipating that the Council would give a favorable vote on the low bid assuming the low bid is under the \$1.7 million figure.

Chief Formhals said he spoke with the Buehars today and we would be out the architectural fees portion but we would have a design that we've looked at and think is a good design for us going forward and basically have a catalog on the shelf waiting for the opportune time to build the station. He said he doesn't know if we're losing anything, we're putting some money out for something that possibly we wouldn't exercise our right on.

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COUNCILMAN GIARRANTE said what we're voting on tonight is to hire Buchar as the architect and the City Manager said yes.

COUNCILMAN GIARRANTE said if these bids come in too high and we don't want to do it we're out the \$64,000 but for that we get the prints to use if we decide to build this building in the future.

The City Manager said yes, he's not sure on the dollar amount that we would owe to the architects. He said he thinks it would be less than the \$64,000 and we can get that number. He said that was based on projected costs and he thinks there is some oversight on a lot of things that go in with the construction process but we'd come back with that number.

COUNCILMAN GIARRANTE said at the first Public Safety Committee meeting we had, the Chief said he committed \$290,000 when he applied for this grant. He said he was asked how much was budgeted and he said \$500,000 to \$600,000. He said when he was asked what the actual cost would be he said he couldn't give us that number at that time because he had no clue, all he had were the numbers it cost to build Station #9 and #10 which was a few years ago. He said we hired Joe to be Chief and to stand up here and question him about where he wants to put the fire station, that's what we hired him for. He said he thinks it's fine to question the costs and whether or not we have the money to build it, but to question him on where he wants to put it, he's not going to do that. He said we can do two things, either approve it or vote this down and turn the money over to another city that will get it and lose the jobs and then in 3 or 4 years we can go back to the taxpayers and ask them for \$2.5 to \$3 million to build the same fire station that we can build right now with hopefully about \$700,000 in City funds which is almost all budgeted.

COUNCILMAN SHETINA asked what is the process used for deciding the coverage of the different stations and determining what way to best handle logistics with response times and those kinds of things.

Chief Formhals said we'll be sitting down and redoing all of our responses throughout the City if we relocate this station. He said we'll be looking at actual distances travelled and coming out with mileage determinations from different areas in the City and that's how we'll restructure our responses. He said he and the Deputy Chief will also sit down with the battalion chiefs and work on creating new responses. He said that would be something we would want to start doing right now if the project was to move forward because it's going to be a long process.

COUNCILMAN SHETINA asked if he feels comfortable with his projections as to the needs as they go along.

Chief Formhals said yes, he thinks we're going to see growth down there.

COUNCILMAN SHETINA said with respect to CenterPoint there are about 3,800 acres of land and he's assuming that at some point in time there should be 6,000 or 7,000 people working in that project. He said they are the people that we're going to have to respond to if there is a problem there with respect to ambulance calls as well as fire.

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The City Manager said there are 2,000 people working there right now. He said once build out occurs which could be about 10 years from now, we'll probably be looking at from 5,000 to 8,000 people on a daily basis.

COUNCILMAN SHETINA said with respect to our historical data, there was a request for the cost of construction and the projections that were made on Station #10 and #6 and those were pretty good. He said he would say that they are historically very good figures with respect to projecting what those costs are going to be. He said we are hiring a local architect who is very well respected and knows what costs are so he is satisfied that when Mr. Buchar says about \$180 a sq. ft. he's pretty close on that. He said there was another posit made here that maybe they could cut it down to two bays and he doesn't know what that would save and we're not talking about that right now, but he would assume that that's still in the thought process.

Chief Formhals said he tried to do that; he wrote an amendment to the grant and it was rejected. He said they basically said there are a lot of other communities waiting in line so they said build what you said you were going to build.

COUNCILMAN SHETINA said he trusts the Chief's judgment and the people he works with and he trusts Mr. Buchar especially on what his cost projections are and he trusts what the Fire Department's people say we need in terms of demographics and logistics with respect to fighting fires and taking care of people. He said he appreciates the fact that the Chief has a proactive attitude and went for a grant whether this goes or doesn't.

MAYOR SCHULTZ asked what the difference is between the new station and Station #9, is it the same design.

Chief Formhals said it's a little different because with the new station we're anticipating further growth and possibly another fire station down south at some point in time. He said there might be some residential that goes in on the east side of Route 53. He said with the Station #3 design we wanted to make it 3 bays, double deep so we would have the ability to reallocate equipment and manpower depending on the future growth throughout the City. He said some of the older fire stations are hampered in size where we cannot have an ambulance, an engine and a ladder truck all at the same facility so we wanted to have the flexibility to be able to bring a ladder truck there down the road if growth demands it. He said we also wanted to have the ability to house our hazardous materials decontamination unit there so it's close by the CenterPoint project. He said another thing they did was roughed in on the back side of this structure some living quarters for another officer if we were to put a truck there in the future, he's not saying we are but we decided to rough in the sewer, the washroom facilities and the room itself. He said there wouldn't be anything there but a concrete floor and a door into basically a storage area but it does give us flexibility for the future.

COUNCILMAN BROPHY asked Chief Formhals if he recalls the process to locate the new Station #3 back when and whether he was involved at all or does anybody on staff recall. He said when we first decided we might need one down south, what is that process.

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Chief Formhals said he thinks what ended up happening is that traditionally the City looks for donations of property for the foot print.

COUNCILMAN BROPHY said Chief Formhals is carrying a lot of this on his own personal back and for years various Councils have approved various budgets with this item in it. He said various Councils have approved the thought and the plan of that process. He said we have a Comprehensive Plan for the South Side that had residential built out there and had the blessing of committee work and the full Council then adopted that plan. He said his point is that this is not a new idea and the Chief is carrying way too much of this on his own back and he thinks we have to take responsibility for the fact that we've been planning this thing for a long time and it's a corporate decision that has been endorsed and modified and accepted and approved.

COUNCILMAN BROPHY said he really doesn't want to snub the Federal government with regards to this grant and endanger the potential success we may have securing other grants in other areas of our operation that may save the same constituents lots of money. He said if we don't get help building those facilities and making those capital expenditures, then water and sewer customers are going to pick it up.

COUNCILWOMAN QUILLMAN said if we were to accept this grant, of course there are other grants out there, however this could also hinder our ability to get other grants where we really need other grants for the downtown project. She said they may look at it overall and say we just gave the City a \$1 million grant and let's give these other grants to other communities that haven't received any of this grant money. She said that's just an argument to that.

COUNCILMAN BROPHY said he doesn't think it's a valid one because this was fire department building and enhancement grant money, that's specifically what it was for and part of the \$6 billion in stimulus package money.

COUNCILWOMAN QUILLMAN said this should go back to committee because she knows COUNCILMAN SHETINA stated just a month ago that he could not vote on anything unless it came with a recommendation that went to committee. She said she thinks this should be voted on by the full Council so she would like to move to table this until everyone is present.

COUNCILMAN GIARRANTE said at the first Public Safety Committee meeting it was voted unanimously to endorse this project and another vote has not been taken by that Committee although at the last two meetings two members of that Committee were against this. He said the only official vote taken by the Committee was 100% to endorse this project.

COUNCILWOMAN QUILLMAN said that's when the cost was \$290,000.

COUNCILMAN GIARRANTE said no, that's when the Chief committed \$290,000 to get the grant and he could not answer what the cost was going to be and he was put on the spot by yourself and he said he can't give you that answer because he is not a construction person.

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COUNCILMAN UREMOVIC said we don't have the full Council here and we probably should have every Council member present for a vote.

MAYOR SCHULTZ said he would like to ask that the vote be held tomorrow because COUNCILMAN DORRIS can't make it tonight, he'll be here tomorrow.

COUNCILMAN SHETINA said given the history of the City of Joliet and the growth of the City and even with a current hiring freeze that we instituted some time ago, he doesn't think we've hired the last fireman we're ever going to hire. He said he thinks this fire station is probably going to be one that will increase the number of firemen in the City of Joliet so he thinks that's something that we ought to look at. He said it's not the last policeman we're going to hire or probably the last planner either. He said we need to look at the things we're looking at today, is it reasonable to buy a fire station for \$90 a sq. ft. on land that we've been given or is it unreasonable. He said is it more reasonable to pay \$180 a sq. ft. now for it or \$300 a sq. ft. five years from now. He said he thinks it's a reasonable idea to pay half of what the cost of that fire station is given what the staff has told us and given the history of the staff, he thinks it's reasonable to vote on this request for the awarding of a professional services contract and see where it goes, that's all this does at this point.

MAYOR SCHULTZ asked if anybody would like to speak on this issue.

Mr. Charlie Hanus, President of the Will/Grundy Central Trades and Labor Council, said last Wednesday at their meeting they unanimously endorsed the approval of this fire station. He said unemployment in the halls is running anywhere from 27% to 50%. He said we need every job we can get and this will help put some people back to work, people who are losing their homes and losing their insurance. He said he would appreciate the Council's support.

MAYOR SCHULTZ said since we've been here everything built in Joliet was built by union labor, and he asked if he is correct.

Mr. Hanus said that is correct, since this Council and the Mayor took over everything has been built 100% union. He said the Mayor and Council have done a remarkable job in creating local jobs for local people and putting our people to work and it is very much appreciated.

Mr. Tom White of the Three Rivers Construction Alliance stated we were down here with CenterPoint and the one thing to keep in mind is what their effect is going to be on Joliet. He said this fire station is going to be a reality, it's going to need to be there. He said there are going to be 10,000 people a day trucking through there, semis in and out of there and car accidents, you name it. He said a fire station is going to be needed over there. He thanked the Council for everything they've done in trying to get them back to work and he hopes the Council will vote to get them back to work again.

Fire Captain Greg Blaskey, President of Joliet Fire Officers 2369, said to say that we'll never have the opportunity to secure outside funding may be less than accurate. He said Congresswoman Debbie Halvorson's aide assured him that they'll work with the City to secure future funding. He said in June 2009 HB38 was passed to provide funding to assist in construction of new fire stations. He said this bill provides for municipalities to borrow up to \$2 million in funding with monies to be paid up to 25 years at 0% interest. He said this bill currently remains unfunded but he's spoken with their legislative representatives in

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Springfield who believe this bill will be funded within the new budget and provide the much needed jobs within the building trades. He said the Illinois Legislative Fire Caucus represents all aspects of the fire service and they're working diligently to assure that this money is secured. He said they ask that the Council assist them in their efforts by contacting their state representatives to aid this effort. He also discussed the future of the fire station on Grover Street and suggested what could be done with it.

Police Sergeant Lindsey Heavener, President of the Joliet Police Supervisors Association, said he wants the Council to take pause in the decisions they are going to make, not just on what Chief Formhals just presented but based on the Council's actions and the way they've talked and treated the City unions for the past 1 ½ years. He said we have a Street Department that is currently being threatened with a potential of 60 layoffs. He said when these pet projects come up, all of a sudden we find \$5 million in this reserve fund, \$3 million in that reserve fund and so on. He said it's getting to the point where their members don't know who to believe. He said the Police Department has lost over 15% of its manpower, they are down 40 police officers and haven't bought a car in two years and those are expenses that are going to be coming up. He said he understands the need for a fire barn, but he thinks there are greater needs out there and he hopes they would take pause and consider that before they approve this project.

COUNCILMAN GIARRANTE said with all due respect to COUNCILMAN DORRIS, he thinks this thing has been hashed around and to continue it to tomorrow night just means we're going to go over the same things and he would like to see a vote on this tonight. He said this is a request for a professional services contract that is going to cost a maximum of \$64,000 which would allow it to be put out for bid. He said he's sure COUNCILMAN DORRIS can be here to vote on the bids. He then moved for staff's recommendation.

COUNCILMAN SHETINA seconded the motion.

MAYOR SCHULTZ asked when we received this grant.

The City Manager said the grant announcement came in October of 2009, that's when the Department of Homeland Security posted the list of the successful recipients. He said we built it into the budget for 2010 and presented a slide on it during the budget process and included it as a line item.

MAYOR SCHULTZ said we waited from October until now. He said it's one day and this is in COUNCILMAN DORRIS' district, and he thinks we should give him the courtesy of waiting one more day.

COUNCILWOMAN QUILLMAN moved that action on this item be tabled until the Council meeting to be held tomorrow, April 6, 2010.

Motion seconded by COUNCILMAN UREMOVIC.

Motion failed by the following vote:

AYES: COUNCILWOMAN QUILLMAN, COUNCILMAN UREMOVIC and MAYOR SCHULTZ.

NAYS: COUNCILMEN BROPHY, GIARRANTE, SHETINA, TURK and COUNCILWOMAN BARBER.

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Prior to her vote, COUNCILWOMAN QUILLMAN said she still believes that COUNCILMAN DORRIS should be here, it's in his district and she voted aye on the tabling motion.

3. Request for Authorization to Award a Professional Services Contract for the Fire Station #3 Project  
(Council Memo #254-10)

A communication from the City Manager contained his recommendation that he be authorized to enter into a contract with Buchar and Associates in the amount of \$64,452.00 for architectural services for the Fire Station #3 Project, and to perform the FEMA required Environmental Assessment on an hourly fee basis at a cost not to exceed \$10,000.00.

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

Motion seconded by COUNCILMAN SHETINA.

Motion carried by the following vote.

AYES: COUNCILMEN GIARRANTE, SHETINA, TURK, COUNCILWOMAN BARBER and COUNCILMAN BROPHY.

NAYS: COUNCILWOMAN QUILLMAN, COUNCILMAN UREMOVIC and MAYOR SCHULTZ.

Prior to her vote, COUNCILWOMAN QUILLMAN said again, out of respect for COUNCILMAN DORRIS whose district this fire house sits, she doesn't see the harm in waiting one more day since we've waited this long so she is going to have to vote no.

Prior to his vote, COUNCILMAN SHETINA said there is no guarantee that COUNCILMAN DORRIS or any of the rest of the Council are going to be here tomorrow night and we have eight people here who saw fit to be here today and he is voting aye.

Prior to his vote, COUNCILMAN TURK said he has received calls from City unions, labor unions and from the general public and it is a tough decision, however the general public also is telling him that we should take a look at this grant and see if this can be done for this price and if it can't be done for this price he won't support it, but at this time he will vote aye.

Prior to his vote, COUNCILMAN UREMOVIC said he has been on the Council for 25 years, three fire stations have been built since he's been on the Council and there have been change orders for every one of them and you can expect change orders of at least 10% plus. He said there isn't even a recommendation from the Public Safety Committee to move forward with this project. He said obviously we don't want to turn down Federal money but that doesn't mean Federal money won't be available in another year or two when the timing might be right to go ahead with a project like this because we're not going to be building this for the present population or even for a population growth 8 to 10 years from now, it's not there. He said you might possibly increase the response time from what we're getting from the Fire Department for this location and for those reasons he votes no.

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COUNCILMAN GIARRANTE said the Public Safety Committee's position is this was adopted unanimously at the first meeting we had and that position did not change at the second meeting. He said the recommendation of the Public Safety Committee was to adopt this unanimously.

COUNCILMAN UREMOVIC asked when was that.

COUNCILMAN GIARRANTE said he believes it was March 19<sup>th</sup>.

COUNCILWOMAN QUILLMAN said yes it was, however, when that vote was taken there was supposed to be a public presentation with a PowerPoint of the whole project. She said we wanted transparency in government, we wanted the public to know about it, however it was never televised and then all of a sudden there was an article in the paper that we were going to have a Special Council Meeting to accept the money and there was still no recommendation. She said then all of a sudden when phone calls were made we had another emergency Public Safety meeting on the 19<sup>th</sup> and again she asked that to be televised and was totally ignored on that because she wanted the public's input on this and she wanted the public to know exactly what was going on, again, government transparency. She said it's convenient when it's a project that somebody really, really wants to sell but when they just want to shove it under the rug we don't need cameras or media here. She said the next thing she knows it's on the agenda for today and now it is public knowledge, however at that last Public Safety meeting there were two Council members, herself and COUNCILMAN DORRIS, that were not in favor of this, and that's why the Chairman did not take a vote and he decided that day that we would have another Public Safety meeting and that never happened and that's why we are here today.

COUNCILMAN GIARRANTE said at the Public Safety Committee when this was endorsed unanimously, it was going to come to this Council that following Monday at the Pre-Council meeting. He said he received a couple of phone calls from presidents of some of the labor unions of the City of Joliet asking if he would table this and have another Public Safety Committee meeting so they could talk, which he did. He said and number two, he does not have to ask for a vote, any member of that Committee can make a motion and it be seconded that their agreement to this be rescinded.

COUNCILMAN UREMOVIC said it sure doesn't seem like you've got a unanimous recommendation and he is just not comfortable and his no vote stands.

COUNCILMAN BROPHY said our committee structure is not statute, it's a creation of this Council and this Mayor. He said the committee does homework on large and small items but he doesn't think any committee has any veto power over this Council. He said final decisions are made at this level right here.

The Corporation Counsel said that's accurate, our committee structure is our own invention. He said we are in the middle of a roll call so a point of order would be in order to continue on.

Prior to her vote, COUNCILWOMAN BARBER said she's listened to both sides talk and she's gotten some phone calls also. She said she sees her brothers in the union that need to go back to work because she knows work has been very slow. She said she has wrestled with this a while because of the money

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problems but she also knows that families need to eat and have their bills paid and save their homes so she votes aye.

Prior to his vote, MAYOR SCHULTZ said like Charlie said before, everything in this town has been built by union and it's going to continue to go that way but he still would like to see COUNCILMAN DORRIS here to cast his vote because that is his district so that is the reason he is voting no.

COUNCILMAN SHETINA asked the City Manager to explain what just happened so there is no question about what we are doing.

The City Manager said there was a favorable vote to move forward with the execution of a contract with the architectural firm and to proceed with bids. He said we'll have a bid opening and he will be bringing a recommendation back to the Council on the bids that we receive. He said it's really a function of the market right now and if the bids come in relatively below what we are projecting, he will be making a favorable recommendation to proceed with the project. He said if the bids are very high he will more than likely be recommending against it. He said it will take about 3 or 4 weeks to get to that point so the Council will see this again at one of their meetings, probably in May. He said if the Council would like it referred to a committee previous to that he'd be happy to do that.

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

The City Manager explained Council Memo #229-10 dealing with Information regarding the Cass Street Corridor Tax Increment Financing (TIF) District Study Proposal. He said this has been discussed several times at the Land Use Committee level and he thinks we need to look at Cass Street and determine whether it needs some kind of assistance in attracting development opportunities. He said in order to have TIF as one of those incentives we would have to go through the formal TIF process.

COUNCILMAN SHETINA said with the lack of an idea of funding and with other considerations that we currently have, he would suggest that we just pass on that at this point.

The City Manager said we'll bring it back to the Committee.

COUNCILMAN GIARRANTE stated at the last meeting he had said he went to the Pheasant Landing Homeowners Association meeting and he received an e-mail today from somebody that lives along the highway that kind of disturbed him. He said in the e-mail he says the representative from IDOT made the statement that the guardrail along Route 59 was the City's responsibility. He said the representative did not say that, he said there is no money in the budget to put a guardrail or a berm along 59 and residents might want to contact the City. He said he was there and they asked him about it and he said right now all of the City's NIP funds went back into the budget. He said he also e-mailed the Herald News that the representative from IDOT did not make that statement, he just said there is no money in the budget for the State to do this and residents might want to get a hold of the City and see if they can do anything.

The City Manager said we may want to contact the Homeowners Association and just let them know what part is the State's responsibility and what part is the City's.

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COUNCILMAN GIARRANTE said he e-mailed the gentleman and told him that was a State project and the City has nothing to do with it.

The City Manager explained Council Memo #242-10 dealing with the purchase of 1313 Sterling Avenue for the Neighborhood Stabilization Program. He stated the City has received \$3.5 million from the Federal government to help stabilize neighborhoods that are seeing a lot of foreclosures and we have spent a little over 50% of those funds. He said attached to the memo is a status report as of 3/11/10 showing all of the properties that have been acquired and their current status as far as whether they've been demolished, rehabbed, sold, etc. He said we will keep this report updated whenever we bring an item to the Council.

The City Manager said he thinks we have some good news coming from Washington again. He said Friday HUD announced that they're redefining the words "foreclosure" and "abandoned". He said he hasn't had a chance to really look at it but it looks like a lot of other towns have been given big allocations and they're having problems spending their money to buy homes that actually meet the Federal standards because the Federal standards require an actual foreclosure to have occurred and the property to have been vacant for 90 days, and apparently some towns are having a problem finding homes that meet the requirements and we really haven't. He said HUD announced that they are expanding the definitions to allow us to look at other homes so we're going to study this, see what it does for us and if there's a chance for us to expand the program and start spending the money a little faster, we will do that. He said he's sure by the time we have another proposal coming to the Council we'll have a better idea of what we can do with the money. He said HUD was responding to a lot of towns saying the regulations were too restrictive.

COUNCILMAN BROPHY asked the City Manager for some additional information on Council Memo #251-10 dealing with Awarding a Contract in the amount of \$174,900 for the Construction of a Single Family Home at 1300 Arthur Avenue as part of the Neighborhood Stabilization Program. He said he thinks \$175,000 to build a house is a lot of money. He asked for some square foot calculations or design calculations and said he wants to see what we're getting for \$175,000.

COUNCILWOMAN QUILLMAN said along those same lines she would like to see appraisals in the neighborhood of other homes.

The City Manager said he thinks the Public Service Committee will be looking at this tomorrow and if the Council is not ready to vote on it we can defer action and get some additional information.

Neighborhood Services Director Alfredo Melesio said we did an appraisal when we acquired it a few months ago.

COUNCILMAN BROPHY said that was a land value appraisal, wasn't it.

Mr. Melesio said correct, the house is gone.

COUNCILMAN BROPHY said so that wouldn't apply. He said the point is we need to know if the values in the area are \$130,000, we're starting out with a \$45,000 loss plus administrative costs.

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The City Manager said it's new construction and he thinks that's the problem because it is obviously going to be more expensive than existing homes in an older neighborhood.

COUNCILMAN BROPHY said we had a lot of bidders and he's just surprised. He said he wants to review the size of it.

The City Manager said we'll break that down tomorrow at Public Service and then we can follow up tomorrow night at the City Council meeting.

MAYOR SCHULTZ said as long as we're not tapped out, the Police Chief needs some extra revenue for overtime in the summer months. He asked if we have it.

The City Manager said we do have an allocation in the 2010 Budget for overtime. He said we monitor it on a fairly frequent basis; every time we bring a payroll to the Council. He said we'll get an update on that and let the Council know where we stand and make sure they have that information. He said right now we have plenty of money to do that.

MAYOR SCHULTZ said they were cut 30 people so they are going to be short.

The City Manager said one thing that he did ask the Police Chief and Deputy Chief a year ago when we started this process was to make sure that we reallocate and redeploy our police officers so we don't reduce the levels of coverage we have on the street. He said today as we sit here we have the same level of coverage that we had a year ago, but what we had to do was move about 10 officers assigned to the schools into various other units so we could continue the same level of patrol service and that's something that the Chief understands, that the City Council, the Mayor and City Manager want to see that level of service continue as it has been. He said there is no doubt that being down almost 40 officers is a challenge. He said if we get to a stage where we think that's not happening we'll let you know and we'll ask for some help.

4. Citizens to be Heard

- a. Tony Culyat re: Special Service Area No. 1  
(Fisk/Millboro) Tax Increase

Mr. Culyat did not attend the meeting.

- b. Tony Sanchez re: Rodeo on CDT Landfill

The City Manager said Mr. Sanchez would like to discuss the rodeo with the Mayor and Council. He said this went before the Land Use Committee a couple of weeks ago and received a less than lukewarm reception at the meeting. He said there is a zoning issue that needs to be addressed and it was not addressed during the first two years of operation, and now that it appears that the operator would like to make this a permanent facility, he will have to go through a formal zoning change process to allow the facility to continue. He said to do that requires a public hearing before the ZBA and that is scheduled for April 15<sup>th</sup>, but in light of the less than welcoming reception that he received at the Land Use Committee, he asked last week to address the Council now. He said he was going to discourage it and have Mr. Sanchez just deal with it at the ZBA level first and then come to the Council, but if it's truly the intent of the Council not to be supportive, maybe we're better off letting him know that so we don't have to go through the ZBA process and the formal process. He said Mr.

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Sanchez would like to have an opportunity to present his case to the Mayor and Council.

Mr. Tony Sanchez said they would like to continue with what they have been developing for the last couple of years. He said they have spent a large amount of money in developing the site thinking they were going to be able to continue working with everybody here in the community. He said they think it is the right location because there are no residents in the area and it's all industrial. He said they have never had any issues but they have never been on the same track with everybody here. He said he would like to know where they are at after they went and put in over a half million dollars on this site. He said they developed it from a garbage fill to a family oriented activity on Sundays in the summer.

COUNCILWOMAN QUILLMAN said she would like to have Deputy Police Chief Mike Trafton address the issue of there being no trouble there.

Deputy Chief Trafton said there have been numerous problems at that location. He said police officers have responded to shots fired, large crowds gathered, large fights and it was very difficult for police officers to get in and out. He said he responded himself to try to get a couple officers out and it was a very dangerous situation. He said he doesn't believe we ever came up with an equitable answer. He said it would be the same for the Fire Department if they had to respond to the same scene, so there were some major problems there.

COUNCILWOMAN QUILLMAN said the other thing too at the Land Use Committee Meeting Police Chief Hayes got up and said it is not a rodeo, it is horse racing, and those were his exact words.

Deputy Chief Trafton said that's correct. He said there are two different types of activities going on. He said a horse race is the best way to describe it and also when they have their larger events they do have a rodeo type thing going on with bulls and bands and other things.

COUNCILWOMAN QUILLMAN said didn't it run for a couple of years without them even bothering to get permits to run the facility or to get zoning and come before the City. She said they just kept running it illegally.

Deputy Chief Trafton said it went on for approximately a 2 year period. He said they did continue reports on it. He said he is not aware of what permits they had or didn't have.

COUNCILMAN GIARRANTE said in thoroughbred racing the horses are continually tested for performance enhancing drugs. He asked if there is anybody down there to test the horses. He asked if they have to answer to any State authority or anything.

Mr. Sanchez said no because most of the time the same horses that race here race in Cicero.

COUNCILMAN GIARRANTE asked if they are tested there.

Mr. Sanchez said yes.

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COUNCILWOMAN QUILLMAN stated Mr. Sanchez had said he didn't race horses, it was strictly a rodeo. She said Mr. Sanchez said at the Land Use Committee he does not have horse racing up there.

Mr. Sanchez said no, he said there was also horse show competition.

COUNCILWOMAN QUILLMAN said horse show, that's different than horse racing. She said Mr. Sanchez said there was no horse racing there and now he just stated he does race horses up there.

Mr. Sanchez said it's in the competition.

COUNCILMAN BROPHY said we've had a lot of new things come to town and he wasn't a big race fan when NASCAR came and he went to it and became a fan. He said he's not a big rodeo fan but he imagines if he went out there on a regular basis he might become one, but the point is if you want to do something properly here you'll probably find help doing it. He said if you involve the Police Department to properly regulate the crowds we'd probably cooperate. He said he spoke with a friend of Mr. Sanchez's and his attorney and he told both of them that their problem is a management and PR problem. He said there are landfills that are being properly used today, one for a golf course and one for a ski slope, so using a landfill for recreation is not a crazy idea. He said it's not an outrageous request but the way you're going about it does not seem to be in line with laws, regulations and protocol that need to be maintained for the public safety. He said he doesn't think this Council is against a Hispanic group celebrating their heritage and recreating during the summer, that is not the point here. He said the point is there is a right and wrong way to do it. He said you have to figure out a way to do it right, maybe get a little help.

Mr. Sanchez said that's why he's here, to face the reality. He said he's spent a lot of time developing the place from the way it was to the way it is right now. He said he's here to follow those directions that anybody would like him to follow.

COUNCILMAN BROPHY said he is talking for himself personally, but he cannot endorse the operation there until his Police Chief tells him it is a safe, reasonable, well managed operation there and until he endorses it, he won't vote for it.

Mr. Sanchez said he will start with the Police Department.

COUNCILMAN UREMOVIC said what you have to realize is you might have made some improvements on the property developing it but you didn't go through the proper procedure and that's an absolute must, there's liabilities on both sides here. He said also if this moves forward he would ask the City Manager for every bit of information he can get on CDT and what their responsibility is. He said even if this doesn't move forward he wants to know what their responsibility is to maintain that facility because obviously they are not maintaining it. He said we're having problems with the neighbor's run off so there are all of these issues that have to be addressed. He said from a public safety standpoint, a development standpoint, CDT's responsibility, whether it's injecting horses with whatever, all those things have to be spelled out before you can move forward and you won't get any votes until you do that.

MAYOR SCHULTZ asked Mr. Sanchez if he knows anything more than before he came to this meeting.

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The City Manager told Mr. Sanchez he has clear direction from the Council as to what is expected from him and if he has a chance at making a case for his facility to be open this summer, what he has to do between now and the public hearing before the Zoning Board of Appeals. He asked him if he understands that part and Mr. Sanchez said yes. He said if it is clear that the Council is not going to approve it, maybe we could let him know that now and at that point he can look for another location.

MAYOR SCHULTZ said that's the point, so he knows what to do before he leaves here.

The City Manager said if the Council is inclined to approve it we can put a very lengthy list of conditions together. He said it's a process we started a couple of years ago when it was a temporary operation and we could certainly end up with a very long list dealing with police, fire, access issues, animal control and all of the issues that have come before us at some point so we can come up with the conditions before the ZBA hearing so he understands what the staff would be expecting of him.

MAYOR SCHULTZ asked if he ever got a permit.

Mr. Sanchez said yes, every year that he has been there he has never been without a permit. He said he would come here in the beginning of the year and count how many Sundays and he would pay for the whole year at City Hall, so he has always paid and has never been there without a permit.

COUNCILWOMAN QUILLMAN asked if he had a permit for horse racing.

Mr. Sanchez said he had a permit for his activities.

COUNCILWOMAN QUILLMAN asked if he had a permit for horse racing and she said she doesn't think so.

Mr. Sanchez said it doesn't specify that.

COUNCILMAN BROPHY asked what is the permit we issue him.

The City Manager said we issue an amusement permit which was issued for the summer of 2008. He said Mr. Sanchez made application in 2009 and it was not issued because we had an issue that ended up in court dealing with the construction of stables for the horses and he was unwilling to issue the permit. He said the case ended up going to court and those stables were removed towards the end of the season last year.

COUNCILMAN TURK told Mr. Sanchez that as COUNCILMAN BROPHY stated, his first hurdle is to meet with the Police and Fire Departments and see if he can work anything out with them and then with the animal control people. He said as Mr. Sanchez said, he did have his permits but on several occasions the Police Department directed him not to perform or have a performance the following weekend and then in fact he did. He said that's what a lot of us are struggling with, it was operating when it shouldn't have been operating. He said Mr. Sanchez wants to do things the right way and he thinks that's a start.

Mr. Sanchez said they have no problem with that, they can meet with the Police Department and put a plan together.

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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 COUNCILWOMAN QUILLMAN.

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

NAYS: NONE.

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ARTHUR SCHULTZ  
Mayor

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JANET K. TRAVEN  
City Clerk

Recorded on Tape