

***Proceedings of the Council of the City of Joliet, Illinois
held on the 14th day of August, A.D. 2006***

PRE-COUNCIL MEETING of the Council of the City of Joliet, Illinois held on Monday, August 14, 2006 at 3:30 P.M. in the Council Chambers, Joliet Municipal Building, 150 W. Jefferson Street, Joliet, Illinois.

ROLL CALL

PRESENT: MAYOR ARTHUR SCHULTZ and DISTRICT 5 COUNCILMAN WARREN C. DORRIS, COUNCILMAN AT LARGE THOMAS C. GIARRANTE, DISTRICT 4 COUNCILMAN ALEX LEDESMA, COUNCILWOMAN AT LARGE JAN QUILLMAN, DISTRICT 1 COUNCILMAN JOSEPH R. SHETINA and DISTRICT 3 COUNCILMAN ANTHONY UREMOVIC.

ABSENT: DISTRICT 2 COUNCILMAN TIMOTHY M. BROPHY and COUNCILMAN AT LARGE MICHAEL F. TURK.

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

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

The City Manager explained Council Memo #927-06 dealing with the Preliminary/Final Planned Unit Development and the Recording Plat for Senior Suites of Joliet for the \$18 million renovation of the former YMCA building at 215 N. Ottawa Street, and an Amendment to the Development Agreement with Senior Suites of Joliet which includes an extension of the construction deadlines to coincide with the timing of the approval of State funds.

COUNCILMAN SHETINA asked about the compensation coming back to the City from the City's HOME Funds.

Mr. Bob Gawronski, Vice President of Development for Senior Lifestyle Corporation, stated the way the City has structured it, it's a HOME loan, so it's HUD proceeds that as a home rule unit the City controls locally. He said the City is charging us 1% interest, and the City will have a cash flow mortgage after our mandatory debt service payments are made. He said the City will then be entitled to 50% of the available cash flow up to a maximum dollar amount.

COUNCILMAN SHETINA asked what the projection is on capturing the cash flow.

Mr. Gawronski stated right after the initial lease-up period we'll begin making interest payments through that cash flow mortgage, and then there will be a large balloon payment at the end of the 30-year term.

COUNCILMAN SHETINA said so we'll be capturing some of that for how long a period of time.

Mr. Gawronski said for 30 years.

COUNCILMAN SHETINA asked what the construction time frame is and when the first apartment will be opened.

***Proceedings of the Council of the City of Joliet, Illinois
held on the 14th day of August, A.D. 2006***

Mr. Gawronski said we are tentatively scheduled to close on all of the financing in late September with the IHDA financing and the construction financing from Harris Bank. He said it should be about a 12-13 month construction period. He said by the middle of next fall we will be opening, and our typical lease-up schedule for similar size buildings on our 15 other Senior Suites developments has been anywhere from just a couple of months to as many as 12 months.

COUNCILMAN SHETINA asked about the general age range in their existing developments.

Mr. Gawronski said we have about 1,300 existing affordable housing units in the City of Chicago and our average age at those communities is about 73½.

COUNCILMAN SHETINA said you will have 28 parking spaces in this project and that equates to 1 per every 3 units, give or take. He asked how that equates to the Burnham project on Caterpillar Drive and if that is about the same.

The City Manager said Caterpillar probably has more parking as their residents are probably a little younger.

Mr. Gawronski said our parking experience at our other communities is anywhere from 25% to 30% parking to units. He said we do provide, free of charge, weekly transportation to shopping as well as a lot of activities in the area. He said we have our own van that will take people a couple of days a week to area shopping and different events.

MAYOR SCHULTZ asked about the size of the units.

Mr. Gawronski said because this is an adaptive reuse of the old Joliet YMCA building, we have a wide variety of unit sizes. He said in the new addition to the building that we'll be doing, the typical size is about 600 sq. ft. for a 1 bedroom and we only have about 10% couples. He said primarily we will have single person households. He said here there are probably about a dozen or more unit types because we're working within the constraints of the existing building envelope, and so we'll have some that are significantly larger than 600 sq. ft., and some that are a little bit smaller than that.

COUNCILWOMAN QUILLMAN asked if they charge for parking.

Mr. Gawronski said no, the parking will be available first come, first served.

COUNCILWOMAN QUILLMAN asked if the rents are based on income.

Mr. Gawronski said yes. He said of the 90 apartments that we're building, all but six of them will be income restricted where the maximum a single person household could make based upon today's median income for the Joliet area is \$31,680 per year. He said the maximum for a two person household for the restricted units would be \$36,000 per year.

COUNCILWOMAN QUILLMAN asked why all but six.

Mr. Gawronski said IHDA financing encourages mixing some market rate units with the income restricted units. He said they even have a handful of apartments that will be set aside for people earning less than 30% of the area median income, which would be less than \$15,000 per year.

***Proceedings of the Council of the City of Joliet, Illinois
held on the 14th day of August, A.D. 2006***

COUNCILWOMAN QUILLMAN asked what the largest suite is that they have.

Mr. Gawronski said he believes it is just under 800 sq. ft.

COUNCILMAN SHETINA said there's no other commercial rentals; it's strictly residential.

Mr. Gawronski said there's no commercial. He said there's plenty of common area space, but it's all going to be dedicated to programming for our actual residents.

COUNCILMAN SHETINA asked if there are washers and dryers on site.

Mr. Gawronski said yes and they are free of charge. He said we also have an optional meal program that we charge about \$4.00 per day for those who wish to partake in that.

COUNCILWOMAN QUILLMAN asked if there is a laundry on each floor.

Mr. Gawronski said he thinks in this particular layout they are on two different floors.

COUNCILWOMAN QUILLMAN asked if this poses a problem.

Mr. Gawronski said not at all. He said we have elevators and again, we are working within the constraints of the Historic Preservation Office.

COUNCILWOMAN QUILLMAN asked what the longest lease that they give out is.

Mr. Gawronski said we do 12 month leases and then they renew each year.

The City Manager then explained Council Memo #931-06 dealing with the Reclassification of the Southeast Corner of Stryker Avenue and McDonough Street from R-2 to R-B Zoning which will allow future development of a professional office park consisting of a total of 4 office buildings.

Mr. Gene Briscoe, one of the developers, was present on behalf of the petition.

COUNCILMAN UREMOVIC asked if the exterior of the property is going to be masonry and brick.

The City Manager said yes, it will be all brick.

COUNCILMAN UREMOVIC asked about the meetings the developers held with area residents and if they were with the homeowners association.

Mr. Briscoe stated they had two meetings, one at the Holiday Inn and about 24 people showed up. He said they had another meeting with the board members of the development on Midland Avenue. He said overall the discussion seemed to be favorable. He said there were some comments about the speed of the traffic on Stryker Avenue, but overall everyone was very comfortable with the concept.

***Proceedings of the Council of the City of Joliet, Illinois
held on the 14th day of August, A.D. 2006***

COUNCILWOMAN QUILLMAN asked if they are going to preserve the wooded area for open spaces.

Mr. Briscoe said all of the trees and everything that exists now along the east property edge will remain untouched at this point.

COUNCILWOMAN QUILLMAN asked the City Manager what happened with the church that was going to go over there.

The City Manager said the church started construction and then they had some difficulties with their contractor. He said in pursuing those difficulties there was insufficient funding to proceed. He stated the church was going to sell off a portion of the property that they didn't need for a residential use and high-end town homes were being proposed, and that would maybe allow the church project to get back on its feet and get rolling. He said he's hasn't seen them for a while, but there is some hope that they will proceed.

COUNCILMAN SHETINA asked if there is a time frame on the foundation and that kind of thing.

The City Manager stated we could go to court and ask for that to be removed but we haven't. He said they have every intention of completing the project and we didn't really want to dismantle the steel work yet because it cost quite a bit for them just to get that up.

Dr. Cecil Ingmire, a resident of Woodlawn Terrace, stated he and his wife were at the meeting at the Holiday Inn and were very impressed with what Mr. Briscoe and his associate are planning. He said he thinks this is a very good project for that corner and will enrich the neighborhood.

COUNCILMAN BROPHY arrived at the meeting at this point.

The City Manager then explained Council Memo #942-06 dealing with the allocation of CHDO set aside funds in the amount of \$160,000 to Cornerstone Services for the acquisition and construction of two group homes located at 7105 Pyramid Drive and 1815 Birmingham Place, and the execution of the HOME Investment Partnership Program Agreement with Cornerstone Services.

Mr. James Hogan, President/CEO of Cornerstone Services, was present to respond to questions.

It was requested that this item be voted on today.

1. A RESOLUTION Authorizing the Allocation of CHDO Set Aside Funds to Cornerstone Services, Inc. and the Execution of the HOME Investment Partnership Agreement between the City of Joliet and Cornerstone Services, Inc. was presented and read.
(Council Memo #942-06)

COUNCILMAN LEDESMA moved that said Resolution be adopted.

Motion seconded by COUNCILMAN GIARRANTE.
Motion carried by the following vote:

***Proceedings of the Council of the City of Joliet, Illinois
held on the 14th day of August, A.D. 2006***

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

NAYS: NONE.

(RESOLUTION NO. 5820)

COUNCILMAN DORRIS asked that Council Memo #941-06 dealing with the Renewal of the Line of Credit with First Community Bank of Joliet for the City's Local Homestead Properties be voted on today.

2. A RESOLUTION Authorizing the Renewal of the Line of Credit with the First Community Bank of Joliet for the City's Local Homestead Properties was presented and read.

(Council Memo #941-06)

COUNCILMAN DORRIS moved that said Resolution be adopted.

Motion seconded by COUNCILMAN LEDESMA.

Motion carried by the following vote:

AYES: COUNCILMEN DORRIS, LEDESMA, COUNCILWOMAN QUILLMAN, COUNCILMEN SHETINA and UREMOVIC.

NAYS: NONE.

ABSTAIN: COUNCILMEN BROPHY, GIARRANTE and MAYOR SCHULTZ.

Prior to her vote, COUNCILWOMAN QUILLMAN asked the Corporation Counsel to explain again for the record why it is OK for us to vote on this even though we do business with the bank.

The Corporation Counsel said that's because State law establishes an ownership cap of 7 ½% of the stock of the bank, and as long as none of the Council members individually or one of their family members own 7 ½% of the bank, then the City is free to do business with them, but if any of the Council members or their family members own stock, they must abstain from voting.

COUNCILWOMAN QUILLMAN said for the record, she does not own any stock in this bank and she is going to vote aye because it is the best rate for the City of Joliet.

Prior to his vote, COUNCILMAN SHETINA said he doesn't own any stock either so he will vote aye.

Prior to his vote, COUNCILMAN UREMOVIC said he doesn't have any ownership either and he votes aye.

(RESOLUTION NO. 5821)

3. Citizens to be Heard

- a. Reverend Lester Brown of Good Samaritan Ministry of Joliet re: Thanking Council for 2006 Youth Services Grant

Reverend Brown thanked the Council for the Youth Services grant that they received from the City last year and he explained their adolescent substance

***Proceedings of the Council of the City of Joliet, Illinois
held on the 14th day of August, A.D. 2006***

abuse treatment program. He said they really appreciate the help and it shows that the City Council is concerned about everyone in Joliet.

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

The City Manager explained Council Memo #954-06 dealing with the Award of Contract for the next Phase of the City Wide Public Safety/Public Service Master Communication System. He said in 2005 the City initiated a Master Communication Plan which became necessary because the City's existing wide-area network for communication provided unsatisfactory capacity and it depended on third-party providers for hard wired underground networks that became unreliable when water penetrated the City's conduits. He said during the last rain, we didn't have any trouble with our pilot system that we put in place, but we did have trouble with the underground conduits that are owned by third parties.

The City Manager explained that the City chose Cisco Systems Equipment as the base of the system because of its open architecture design, so we can use almost any sort of add-on accessory, and also because of its world-wide acceptance, and we chose Sentinel Technologies to assist with the design and installation of the system. He said Sentinel is the only Illinois corporation with the required Cisco certifications, existing maintenance capabilities and proven performance on prior City projects. He said Sentinel has been a technology partner with the Police Department since 2001 and with the City's Data Processing Division since 2002.

The City Manager said based on the success of the Pilot Program, we're recommending that the City proceed with Phase 1 of the plan which will provide a system to link all City facilities for data transmission purposes. He said at a later date, Phase 2 will add telephone service, and that is also in our budget for this year, but we're not quite ready to move ahead with the telephone service. He said that would come after we complete Phase 1. He said Phase 3, which would occur next year, would provide mobile service for all public safety and public service vehicles.

The City Manager explained that Phase 1 will provide the wireless backbone for the system and will include over 30 links to provide multiple paths from east to west across the City with redundant services to insure communication during emergencies and sporadic power failures. He said the system will provide high speed secure network connectivity to all City locations and eliminate many of the recurring rental charges for dedicated phone lines. He said the system we are recommending that we purchase over a five year period will cost about \$155,000 a year, but we're going to save about \$126,000 in terms of charges, so it's about a \$30,000 difference to our budget to proceed with something like this, and the service is unbelievable. He said a standard service call is normally a four hour call out, but we've asked Sentinel to be here in 2 ½ hours on all call outs, and they've agreed to do that.

The City Manager said the Administration is recommending that the contract for the equipment and installation of Phase 1 be awarded to Sentinel Technologies Inc. in the amount of \$789,512.00, that a five-year maintenance contract be awarded to Sentinel in the amount of \$89,657.00 per year, and that the City enter into a five-year loan with a local bank for Phase 1 in an amount not to exceed \$696,581.00. He said the amount to be financed was determined after the 2006

***Proceedings of the Council of the City of Joliet, Illinois
held on the 14th day of August, A.D. 2006***

available funds were subtracted and a \$35,000 allowance was added for a performance bond and fiber installation that the City will install between two of the towers.

COUNCILMAN SHETINA asked the City Manager who controls this ultimately within the City and who is directly responsible for overseeing of the operation.

The Data Processing Director said the City will own the system, and other than us overseeing the system, we would have a maintenance contract with Sentinel if we have any problems.

COUNCILMAN SHETINA said so we would depend on Sentinel if there is a problem and the Data Processing Director said yes.

COUNCILMAN SHETINA said but the City would have control over the ongoing maintenance and operation of it and the Data Processing Director said yes.

The City Manager said there is also a monitoring system.

The Data Processing Director said with the monitoring system, they'll call us probably before we even know there's an issue. He said they are constantly monitoring the system 24/7, 365 days a year to make sure that our connections are actually talking to each other.

The City Manager said we had talked about bandwidth and the additional capacity that we would have, and he asked the Director of Data Processing how many times the capacity of this system is compared to what we currently have.

The Director of Data Processing said it's at least 27 times. He said it has huge bandwidth and huge availability to be able to get us to that point where we can have the squad cars use that once we get to Phase 3 and have the City blanketed with the availability of the wireless.

The City Manager said one of the nice things too about this that we like is that we can control it. He said right now if there's a problem we have to call SBC and they have to go out at their schedule and they have to find out where the problem is underground, and it's usually water related. He said with this system, we'll know right away just where the problem is and Sentinel will be here within 2 ½ hours fixing it.

COUNCILMAN GIARRANTE said right now all of the calls to the engine houses go through the telephone system and if that goes out, it goes out, but with this wireless it's like a radio and that won't happen. He said you won't have to worry about the speaker going out or the station telephone system going out.

COUNCILMAN SHETINA asked what kind of time period this involves in terms of getting off that system and getting into this system.

The Director of Data Processing said it will probably take 3 months from start to finish.

The City Manager said we're going to be financing this over 5 years so we will pay \$155,000 a year in financing, but we save \$126,000 so it's about \$30,000 a year. He said for that small amount of money we're buying our own system. He said when we're done we'll own all of the equipment and all of the towers for a

***Proceedings of the Council of the City of Joliet, Illinois
held on the 14th day of August, A.D. 2006***

very low cost to the City because of the savings that are involved. He said we also won't have to negotiate every year with SBC with increased expenses for their hard lines.

The City Manager said we'll also be able to add to the system. He said we pay a lot now for phone service, and by the end of the year we're going to come back to the Council and it's going to cost maybe another \$500,000 to \$600,000 to convert the existing phone service which is an old phone system to a brand new system that's all internet protocol on all your phones and it will operate on the same backbone. He said then next year we'll come back with all the technology that it will take to provide all this internet service to every one of our squad cars out there and they'll use that same system. He said it's set up so if we get a heck of a storm and one of our water towers gets knocked down, this system can still go through the other towers that are up and you won't even know the link is down. He said Sentinel will know because their monitoring system will show it and we'll know probably because someone has seen it, but our system will still be functioning, so we have redundancy. He said if you get an SBC cable or something that gets cut, you're just done and there isn't the redundancy that you would have with a system like this. He said it's what we ought to be doing and it's so inexpensive, it would be a mistake not to do it.

COUNCILMAN BROPHY asked what would happen in the case of electricity outage.

The Data Processing Director said we're trying to put these at City-owned sites that would have generators like fire stations and places like that. He said we'll have our UPS (Uninterruptible Power Supply) for that situation to cover us until the generator kicks on. He said it should still function.

COUNCILMAN BROPHY asked if the squad cars are in Phase 3.

The City Manager said yes, next year.

COUNCILMAN BROPHY asked what's the primary usage that we get before Phase 3.

The City Manager said all that technology. He said for instance when Public Works sends a set of plans over to the Planning Department now it goes through an SBC line underground and we hardly have the capacity to pass large sets of plans, but now we will. He said if a developer sends a set of plans to the City it has a hard time now getting through the conduits so everything slows down when that occurs, but with this system it would just burst right through this bandwidth and it'll be there.

COUNCILMAN BROPHY asked what the maintenance cost of \$90,000 for 5 years is for.

The City Manager said it's for all the towers and a lot of equipment which is listed in the memo.

COUNCILMAN BROPHY asked if there is any renewal option on that maintenance or are we subject to their whims in 5 years.

The City Manager said 5 years from now we could choose to go with anybody. He said right now they are the only ones around that have the ability, but 5 years

***Proceedings of the Council of the City of Joliet, Illinois
held on the 14th day of August, A.D. 2006***

from now there may be a company on every corner. He said we certainly would like to stick with a company that we've been getting service from for 5 years. He stated they give us excellent service so we'd like to secure that service for the next 5 years while we're paying for this and afterwards we can bid it or renegotiate or do whatever we want.

COUNCILMAN BROPHY asked if the 5 year maintenance was their request or ours.

The City Manager said it was our request.

MAYOR SCHULTZ asked the City Manager to read a section of the second paragraph on page 2 of the Council Memo.

The City Manager read "Besides providing internet access, the network would allow police officers to run complex searches, retrieve booking photos, check fingerprint databases and file reports from the field. Although the system is being designed primarily for public safety and public service purposes for City use, it has the potential for expansion in providing internet services to the local community". He said what MAYOR SCHULTZ wanted to point out is in Phase 3 when we go to mobile service, and all of the things that you have in the offices that are currently available by way of the internet will be able to be microwaved immediately to the vehicles. He said any kind of fingerprint service, any kind of mug shot, any kind of data that you have in your office or is on the internet, they'll be able to access it directly in the vehicles. He said the Fire Department will be able to constantly stream information to the hospital back and forth from their equipment about the status of the patient. He said sometimes now we're in a position where we're doing it by telephone and say we go through an intersection like 6 corners and you get a little interference or a bad signal, we're out for a little bit. He said under this scenario you'd be in constant communication and it would be internet protocol on all of your equipment.

COUNCILMAN GIARRANTE said couldn't this also be used to entice businesses to come here by offering this.

The City Manager said yes. He said we haven't touted it, but some of the other communities have used this more as a political tool in offering internet services to the community and to businesses. He said we feel it is such an important service that we need to establish it for public safety first and enjoy that benefit first with the Police and Fire and other departments, and then take a look at what else we might want to do. He said you can provide it to banks for security purposes and you can provide it to the malls for wireless for laptops. He said there's an unlimited number of applications because we're going to have about 500 of these canisters scattered around the City and every area of the City is going to be covered. He said you can provide service to homes. He said at some time in the future we might want to look at that secondary use and whether you want to invite a company to come in and expand the system a little bit with the capability of servicing residential homes. He said as a staff we're not interested in providing internet service and dealing with customers on that basis, but you may want to contract that service to another company and you can make a lot of money off of a city the size of Joliet. He said we're not saying it should be used for that, but the potential is there for us to look at over the next couple of years as we're getting the system up. He said first we need to get the system up and have it be secure for public safety purposes and then maybe we could have the

***Proceedings of the Council of the City of Joliet, Illinois
held on the 14th day of August, A.D. 2006***

Public Safety Committee and Public Service Committee look at the potential alternative uses.

COUNCILWOMAN QUILLMAN said I know we've talked about this before but I still have a concern, since this is going to be over a 5 year period, about the technology changing, and they have a chance to recoup the big discount that they've already given us because you did say we'd be responsible for any technology upgrades. She asked if there is any kind of cap that we can put on that for what they can charge us over this 5 year period since we are doing it in good faith for 5 years, but in 5 years this whole thing could be obsolete.

The City Manager said during the 1st year or the 5th year or the 10th year, this system will be fully functional and it will provide all of these services that we are looking for. He said if we decide part way through that we want to expand the system to make it twice as fast, that would be an expense that we would have to take on.

COUNCILWOMAN QUILLMAN said I understand that I'm just saying what's high tech today by 2 years is obsolete.

The City Manager said if I can make a crude analysis -- let's say you go out and buy a car today and then 2 years from now while you're still in the middle of your payments they come out with a newer brand that has better gas mileage. He said you really can't go back to your dealer and say you'd like the newer version of this. He said and that's kind of what you're suggesting maybe that we have some arrangement with them. He said we can always ask them to do anything in terms of upgrades but we'll have to work with them on the cost, or we can have anyone else provide the upgrade if we thought for any reason they were going to charge us too much for an upgrade. He said since we own the system, we can have anybody do the upgrades, but we will have to pay for the cost of them.

COUNCILWOMAN QUILLMAN said I just have the feeling that they're going to be recouping the big discount they gave us.

The City Manager said there really is no opportunity for them to do that, and the Corporation Counsel is going to write the contract with that in mind.

COUNCILMAN UREMOVIC said this is state of the art right now, matching up Sentinel and Cisco Systems, and technology does change but not quite that fast. He said the upgrade that we'd need to make those modifications wouldn't be that great of a cost.

The Data Processing Director said that's the advantage of going with Cisco because they are open architecture and we can make those changes relatively quickly just with downloads, and we wouldn't necessarily have to swap out equipment; we would just change the software that the equipment runs on.

COUNCILMAN LEDESMA asked if the State or the County can get into this for their own information.

The City Manager said they certainly have the ability to use the same kind of technology and if they were to do that we could interface with them. He stated if we all use Cisco equipment we can talk to each other and interface and that's the beauty of Cisco equipment.

***Proceedings of the Council of the City of Joliet, Illinois
held on the 14th day of August, A.D. 2006***

The City Manager explained the remaining items on the agenda.

The City Manager said there was no need for a closed session.

COUNCILMAN BROPHY moved that the meeting adjourn.

Motion seconded by COUNCILMAN GIARRANTE.

Motion carried by the following vote:

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

NAYS: NONE.

ARTHUR SCHULTZ
Mayor

JANET K. TRAVEN
City Clerk

Recorded on Tape