

# City of Joliet

150 West Jefferson Street  
Joliet, IL 60432



## Meeting Minutes - Final

Tuesday, September 3, 2024

6:30 PM

City Hall, Council Chambers

### City Council Meeting

**MAYOR TERRY D'ARCY**

**MAYOR PRO-TEM COUNCILWOMAN SHERRI REARDON (7/1/2024 - 9/30/2024)**

**COUNCILMAN CESAR CARDENAS**

**COUNCILMAN JOE CLEMENT**

**COUNCILMAN CESAR GUERRERO**

**COUNCILMAN LARRY E. HUG**

**COUNCILWOMAN SUZANNA IBARRA**

**COUNCILMAN PAT MUDRON**

**COUNCILWOMAN JAN HALLUMS QUILLMAN**

*City Manager - Beth Beatty*

*Interim Corporation Counsel - Todd Lenzie*

*City Clerk - Lauren O'Hara*

Citizens who are unable to attend the meeting can email comments in advance of the meeting to [publiccomment@joliet.gov](mailto:publiccomment@joliet.gov).

**INVOCATION:**

Pastor Jacob Garcia, Crossroads Christian Church, 2312 Essington Road

**PLEDGE TO THE FLAG:****ROLL CALL:**

**Present:** Mayor Terry D'Arcy, Councilman Cesar Cardenas, Councilman Joe Clement, Councilman Cesar Guerrero, Councilman Larry E. Hug, Councilwoman Suzanna Ibarra, Councilman Pat Mudron, Councilwoman Jan Hallums Quillman and Councilwoman Sherri Reardon

ALSO PRESENT: City Manager Beth Beatty and Interim Corporation Counsel Todd Lenzie.

**MAYOR:****APPROVAL OF AGENDA:**

A motion was made by Councilwoman Sherri Reardon, seconded by Councilwoman Suzanna Ibarra, to approve the Agenda as written.

The motion carried by the following vote:

**Aye:** Mayor Terry D'Arcy, Councilman Cesar Cardenas, Councilman Joe Clement, Councilman Cesar Guerrero, Councilman Larry E. Hug, Councilwoman Suzanna Ibarra, Councilman Pat Mudron, Councilwoman Jan Hallums Quillman and Councilwoman Sherri Reardon

**CITIZENS TO BE HEARD ON AGENDA ITEMS:**

None.

**APPOINTMENTS:****COUNCIL COMMITTEE REPORTS:**

Land Use & Economic Development

Councilman Cardenas gave an overview and explanation of the items discussed at the August 29, 2024 Land Use & Economic Development Committee Meeting.

Link:

[https://joliet.granicus.com/player/clip/5488?view\\_id=6&redirect=true](https://joliet.granicus.com/player/clip/5488?view_id=6&redirect=true)

### Legislative

Councilwoman Quillman gave an overview and explanation of the item discussed at the August 29, 2024 Legislative Committee Meeting.

RoseMaria DiBenedetto, Media Engagement & Communications Director, brief discussed Council Memo #426-24 Authorization to Vote to Discontinue the Publication of the City Newsletter Through the Services of Liberty Creative Solutions.

Councilman Clement briefly discussed the Council having a featured spot in the newsletter.

Link:

[https://joliet.granicus.com/player/clip/5491?view\\_id=6&redirect=true](https://joliet.granicus.com/player/clip/5491?view_id=6&redirect=true)

### Public Safety

Councilman Clement gave an overview and explanation of the item discussed at the September 3, 2024 Public Safety Committee Meeting.

Link:

[https://joliet.granicus.com/player/clip/5498?view\\_id=6&redirect=true](https://joliet.granicus.com/player/clip/5498?view_id=6&redirect=true)

### Public Service

Councilman Hug gave an overview and explanation of the item discussed at the August 29, 2024 Public Service Committee Meeting.

Link:

[https://joliet.granicus.com/player/clip/5497?view\\_id=6&redirect=true](https://joliet.granicus.com/player/clip/5497?view_id=6&redirect=true)

## **CONSENT AGENDA:**

### **Approval of Minutes:**

**Pre-Council Meeting - August 19, 2024**

**Council Meeting - August 20, 2024**

Attachments:     [Pre-Council Meeting Minutes - August 19, 2024.pdf](#)  
                              [Council Meeting Minutes - August 20, 2024.pdf](#)  
                              [Approver Report](#)

### **Invoices to be Paid**

Attachments:     [Invoices to be Paid 09.03.24](#)  
                              [Approver Report](#)

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**Award of Contract for the Well 27 Rehabilitation to Great Lakes Water Resources Group in the amount of \$189,700.00** [411-24](#)

Attachments: [Approver Report](#)

**Award of Contract for the Cass Street / Jefferson Street Streetscape Repair Project to PT Ferro Construction Co. in the amount of \$87,011.03** [412-24](#)

Attachments: [Approver Report](#)

**Award of Contract for Water and Sanitary Sewer Service Installation at 575 E. Jackson Street to Sunset Sewer & Water in the amount of \$39,870.00** [413-24](#)

Attachments: [Approver Report](#)

**Award of Contract for the 2024 Electrical Maintenance Assistance Contract to Meade Electric Co. Inc. in the Annual amount of \$100,000.00** [414-24](#)

Attachments: [Approver Report](#)

**Professional Services Agreement for the 2025 Fairmont Sanitary Sewer Rehabilitation Program to RJN Group Inc. in an amount not to exceed \$49,400.00** [415-24](#)

Attachments: [Approver Report](#)

**Purchase of Replacement Diffuser Membranes for the Eastside Wastewater Treatment Plant from LAI & Associates Inc. in the amount of \$52,128.00** [416-24](#)

Attachments: [Approver Report](#)

**Purchase Order No. 1 for the 2024 Bulk Roadway Signs Material to Roadsafe Traffic Systems, Inc. in the amount of \$46,009.50** [417-24](#)

Attachments: [Approver Report](#)

**Purchase of Five (5) Ford Rangers from Ron Tirapelli Ford, Inc. in the amount of \$213,885.00** [418-24](#)

Attachments: [Approver Report](#)

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**Amendment No. 1 for the Professional Services Agreement for the Database and GIS Support Services to Great Pyrenees Technology LLC in an amount not to exceed of \$20,000.00** [419-24](#)

Attachments: [Approver Report](#)

**Amendment No. 1 to the Professional Services Agreement for the Construction Testing / Soil Boring Services on the 2025 Water Main Improvement Program to K & S Engineers Inc. in the amount of \$19,700.00** [420-24](#)

Attachments: [Approver Report](#)

**Change Order No. 4 for the 2023 Sidewalk / Curb Replacement Project - Contract A to Davis Concrete Construction Co. in the amount of (\$26,601.65) and Payment Request No. 4 and Final in the amount of \$10,935.68** [421-24](#)

Attachments: [Approver Report](#)

**Change Order No. 4 for the 2022 Electrical Maintenance Assistance Contract to Van-Mack Electric Inc. in the amount of \$4,006.19 and Payment Request No. 9 and Final in the amount of \$4,006.19** [422-24](#)

Attachments: [Approver Report](#)

**Authorization to Fund Draw 10 for Tax Increment Financing District #7 in the amount of \$999,100.58** [423-24](#)

Attachments: [Draw 10](#)  
[Approver Report](#)

**Approve Biosolids Application Spring Lease Program Payments to Jackie Stuenkel in the amount of \$54,000.00 and Bob Bluer in the amount of \$43,500.00** [424-24](#)

Attachments: [Approver Report](#)

**Payments for Emergency Contractor Tree and Brush Removal for the July 14 - July 15, 2024 Storm Events in the amount of \$231,961.25** [425-24](#)

Attachments: [Approver Report](#)

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**Authorization to Vote to Discontinue the Publication of the  
City Newsletter Through the Services of Liberty Creative  
Solutions**

[426-24](#)

Attachments:    [Bid Contract - Awarded - 2024-2025 Newsletter Design, Print and Delivery - 83065](#)  
[Approver Report](#)

A brief discussion was held regarding this item.

**Consent Agenda Items Approved**

A motion was made by Councilwoman Ibarra, seconded by Councilman Guerrero, to approve all said Consent Agenda Items.

The motion carried by the following vote:

**Aye:**                    Mayor Terry D'Arcy, Councilman Cesar Cardenas, Councilman Joe Clement, Councilman Cesar Guerrero, Councilman Larry E. Hug, Councilwoman Suzanna Ibarra, Councilman Pat Mudron, Councilwoman Jan Hallums Quillman and Councilwoman Sherri Reardon

**LICENSES AND PERMIT APPLICATIONS:**

**PUBLIC HEARINGS:**

**ORDINANCES AND RESOLUTIONS:**

**ORDINANCES:**

**Ordinances Associated with Cherry Hill Business Park (21) Subdivision.**

[427-24](#)

**Ordinance Approving the Preliminary Plat of Cherry Hill Business Park (21) Subdivision. (P-3-24)**

**Ordinance Approving the Final Plat of Cherry Hill Business Park (21) Subdivision, Phase 1. (FP-3-24)**

**Ordinance Approving the Recording Plat of Cherry Hill Business Park (21) Subdivision, Phase 1. (RP-7-24)**

Attachments:     [Ordinance - Cherry Hill \(21\) Preliminary Plat Preliminary Plat](#)  
                          [Ordinance - Cherry Hill \(21\) Final Plat, Phase 1 Final Plat](#)  
                          [Ordinance - Recording Plat - Cherry Hill \(21\), Phase 1 Recording Plat](#)  
                          [Site Plan](#)  
                          [Colored Elevations](#)  
                          [Floor Plan](#)  
                          [P-3-24 & FP-3-24 Cherry Hill \(21\) Staff Report Packet](#)  
                          [Plan Commission Meeting Minutes July 18.2024](#)  
                          [Approver Report](#)

A motion was made by Councilwoman Sherri Reardon, seconded by Councilman Pat Mudron, to adopt COUNCIL MEMO #427-24: Ordinances Associated with Cherry Hill Business Park (21) Subdivision.

Ordinance Approving the Preliminary Plat of Cherry Hill Business Park (21) Subdivision. (P-3-24)  
(ORDINANCE NO. 18676)

Ordinance Approving the Final Plat of Cherry Hill Business Park (21) Subdivision, Phase 1. (FP-3-24)  
(ORDINANCE NO. 18677)

Ordinance Approving the Recording Plat of Cherry Hill Business Park (21) Subdivision, Phase 1. (RP-7-24). (ORDINANCE NO. 18678)

The motion carried by the following vote:

**Aye:** Mayor Terry D'Arcy, Councilman Cesar Cardenas, Councilman Joe Clement, Councilman Cesar Guerrero, Councilman Larry E. Hug, Councilman Pat Mudron, Councilwoman Jan Hallums Quillman and Councilwoman Sherri Reardon

**Nay:** Councilwoman Suzanna Ibarra

**Ordinance Amending the 2024 Annual Budget for the City of Joliet** [428-24](#)

Attachments: [Budget Amending Ordinance 2024](#)  
[Approver Report](#)

At the request of Councilman Hug, the City Manager explained the City received \$728,000 in grant funding from the County.

A motion was made by Councilwoman Suzanna Ibarra, seconded by Councilwoman Sherri Reardon, to adopt COUNCIL MEMO #428-24: Ordinance Amending the 2024 Annual Budget for the City of Joliet. (ORDINANCE NO. 18679)

The motion carried by the following vote:

**Aye:** Mayor Terry D'Arcy, Councilman Cesar Cardenas, Councilman Joe Clement, Councilman Cesar Guerrero, Councilman Larry E. Hug, Councilwoman Suzanna Ibarra, Councilman Pat Mudron, Councilwoman Jan Hallums Quillman and Councilwoman Sherri Reardon

## RESOLUTIONS:

**Resolution Approving the Acquisition of Right-of-Way for the Theodore Street Improvement Project 1B - Parcel 0001** [430-24](#)

Attachments: [Resolution](#)  
[Theodore ROW Acquisition Parcel 0001 Exhibit A.pdf](#)  
[Approver Report](#)

A motion was made by Councilwoman Sherri Reardon, seconded by Councilwoman Suzanna Ibarra, to adopt COUNCIL MEMO #430-24: Resolution Approving the Acquisition of Right-of-Way for the Theodore Street Improvement Project 1B - Parcel 0001. (RESOLUTION NO. 8057)

The motion carried by the following vote:

**Aye:** Mayor Terry D'Arcy, Councilman Cesar Cardenas, Councilman Joe Clement, Councilman Cesar Guerrero, Councilman Larry E. Hug, Councilwoman Suzanna Ibarra, Councilman Pat Mudron, Councilwoman Jan Hallums Quillman and Councilwoman Sherri Reardon



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**Resolution Authorizing the Acquisition of Right-of-Way for the Olympic Boulevard Improvement Project - Parcel 0017****[431-24](#)**

Attachments:    [Resolution](#)  
                          [Olympic ROW Acquisition Package 3 Exhibit A.pdf](#)  
                          [Approver Report](#)

A motion was made by Councilman Pat Mudron, seconded by Councilwoman Suzanna Ibarra, to adopt COUNCIL MEMO #431-24: Resolution Authorizing the Acquisition of Right-of-Way for the Olympic Boulevard Improvement Project - Parcel 0017. (RESOLUTION NO. 8058)

The motion carried by the following vote:

**Aye:** Mayor Terry D'Arcy, Councilman Cesar Cardenas, Councilman Joe Clement, Councilman Cesar Guerrero, Councilman Larry E. Hug, Councilwoman Suzanna Ibarra, Councilman Pat Mudron, Councilwoman Jan Hallums Quillman and Councilwoman Sherri Reardon

**Resolution Authorizing Certain Employees for the City of Joliet to Sign Checks, Vouchers and Warrants for the Disbursement of City Funds****[432-24](#)**

Attachments:    [Signor Resolution](#)  
                          [Approver Report](#)

A motion was made by Councilwoman Suzanna Ibarra, seconded by Councilwoman Sherri Reardon, to adopt COUNCIL MEMO #432-24: Resolution Authorizing Certain Employees for the City of Joliet to Sign Checks, Vouchers and Warrants for the Disbursement of City Funds. (RESOLUTION NO. 8059)

The motion carried by the following vote:

**Aye:** Mayor Terry D'Arcy, Councilman Cesar Cardenas, Councilman Joe Clement, Councilman Cesar Guerrero, Councilman Larry E. Hug, Councilwoman Suzanna Ibarra, Councilman Pat Mudron, Councilwoman Jan Hallums Quillman and Councilwoman Sherri Reardon

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**Resolution to Authorize a TIF Development Agreement with  
311 Ottawa Building LLC for the Renovation of 311 N. Ottawa  
Street**[433-24](#)

Attachments:     [Resolution](#)  
                          [TIF Development Agreement for 311 Ottawa LLC](#)  
                          [Contractor Statement for 311 Ottawa](#)  
                          [Approver Report](#)

A motion was made by Mayor Terry D'Arcy, seconded by Councilwoman Suzanna Ibarra, to adopt COUNCIL MEMO #433-24: Resolution to Authorize a TIF Development Agreement with 311 Ottawa Building LLC for the Renovation of 311 N. Ottawa Street. (RESOLUTION NO. 8060)

The motion carried by the following vote:

**Aye:**               Mayor Terry D'Arcy, Councilman Cesar Cardenas, Councilman Joe Clement, Councilman Cesar Guerrero, Councilman Larry E. Hug, Councilwoman Suzanna Ibarra, Councilman Pat Mudron, Councilwoman Jan Hallums Quillman and Councilwoman Sherri Reardon

**Resolution Declaring Certain City of Joliet Property as  
Surplus**[434-24](#)

Attachments:     [Resolution](#)  
                          [Approver Report](#)

At the request of F Hug, Fire Chief Carey briefly discussed the donation of ambulances to the towns of Robins and Ford Heights EMS Services.

A motion was made by Councilman Larry E. Hug, seconded by Councilwoman Jan Hallums Quillman, to adopt COUNCIL MEMO #434-24: Resolution Declaring Certain City of Joliet Property as Surplus. (RESOLUTION NO. 8061)

The motion carried by the following vote:

**Aye:**               Mayor Terry D'Arcy, Councilman Cesar Cardenas, Councilman Joe Clement, Councilman Cesar Guerrero, Councilman Larry E. Hug, Councilwoman Suzanna Ibarra, Councilman Pat Mudron, Councilwoman Jan Hallums Quillman and Councilwoman Sherri Reardon

**CITY MANAGER:**

The City Manager highlighted upgrades to City Hall cashier stations, downtown parking lot closures, utilization of parking decks with free validated parking for downtown shopping, restaurants, and library patrons due to construction activities.

She also highlighted a new on boarding processes for new hires and those servicing on boards and commissions, beautification of the entrances to the City, City receiving the American in Bloom/Canadian National Railroad grant, a public safety dedication honoring local fallen heroes, and the OLI Gardens non-profit organization event.

**PUBLIC COMMENTS:**

Mady Perez spoke regarding the violence to her property and family.

Joe Jenkins spoke regarding the traffic on Millsdale Road.

Kathy Horsley spoke regarding the traffic on Millsdale Road

Megan Fisher spoke regarding the traffic on Millsdale Road.

Kathy Garthus spoke regarding truck traffic.

Amanda Saad spoke regarding the traffic on Millsdale Road.

**MAYOR AND COUNCIL COMMENTS:**

Councilwoman Quillman highlighted the Collins Street neighborhood meeting, Business After Hours event, and grandnephews first birthday. She advised residents to beware of people canvassing neighborhood.

A brief discussion was held regarding downtown construction and parking resolutions.

Councilman Mudron welcomed Lauren O'Hara and Dustin Anderson to the City of Joliet team.

Councilwoman Ibarra welcomed new City Clerk Lauren O'Hara and invited her to attend the District 5 Town Hall Meeting. She highlighted the Reedwood Neighborhood Meeting, Holy Temple COGIC Back to School event, and the birth of Goddaughter. Councilwoman Ibarra discussed the traffic issues on Millsdale Road.

Further discussions were held regarding downtown parking issues due to construction.

In response to Councilman Hug's questions, Interim Corporation Counsel Todd Lenzie discussed mobile enforcement cameras.

Councilman Hug requested the Police Chief provide a report to the Council regarding the increase in shootings.

A lengthy discussion was held regarding City of Joliet parking ordinances.

Councilman Guerrero expressed the Council is working towards resolving downtown parking. He highlighted the Annual Fiesta en el event being held at Bicentennial Park.

Councilman Clement briefly discussed the need for additional police officers, opening of Route 66 restaurant, downtown businesses' parking concerns, downtown bridge delays, Ottawa Street parking deck, and traffic issues on Millsdale Road.

Councilman Cardenas welcomed Lauren O'Hara and highlighted the Fiesta en el event at Bicentennial Park. A brief discussion was held regarding a permit for the Mexican Independence Day Parade. Councilman Cardenas wished his wife a Happy Birthday.

Mayor D'Arcy welcomed new City Clerk Lauren O'Hara and highlighted the FOP Golf Outing, Business After Hours, and supporting downtown businesses during construction.

**CLOSED SESSION to discuss the following subjects:**

A motion was made by Councilwoman Suzanna Ibarra, seconded by Councilman Cesar Guerrero, to enter into closed session to discuss personnel, land acquisition or conveyance, pending or threatened litigation after which the meeting will be adjourned.

The motion carried by the following vote:

**Aye:** Mayor Terry D'Arcy, Councilman Cesar Cardenas, Councilman Joe Clement, Councilman Cesar Guerrero, Councilman Larry E. Hug, Councilwoman Suzanna Ibarra, Councilman Pat Mudron, Councilwoman Jan Hallums Quillman and Councilwoman Sherri Reardon

**ADJOURNMENT:**