



City of Joliet

Public Assets Committee

Meeting Agenda - Final

Committee Members
Councilwoman Suzanna Ibarra, Chairperson
Councilman Joe Clement
Councilman Juan Moreno

Wednesday, May 27, 2026

4:30 PM

City Hall, Executive Conference
Room

Citizens who are unable to attend the meeting can email comments in advance of the meeting to publiccomment@joliet.gov.

ROLL CALL

APPROVAL OF MINUTES

4.15.2026 Meeting Minutes

[TMP-9910](#)

Attachments: [2625 M Public Assets Committee 26-04-15 Meeting Minutes.pdf](#)

CITIZENS TO BE HEARD ON AGENDA ITEMS

This section is for anyone wanting to speak regarding agenda items and are allowed a maximum of 4 minutes. It is not a question and answer period and staff, and the Committee members do not generally respond to public comments. The City Clerk has a copy of the public speaking procedures; please note, speakers who engage in conduct injurious to the harmony of the meeting shall be called to order by the Presiding Officer and may forfeit the opportunity to speak.

AGENDA ITEMS

Recommendation to Award Payment for the Ottawa Street Parking Garage Painting Project to Cosgrove Construction Inc. in the amount of \$190,625.00

[TMP-9911](#)

Attachments: [Ottawa St Parking Deck Painting Project.pdf](#)

NEW OR OLD BUSINESS - NOT FOR FINAL ACTION OR RECOMMENDATION

Slammers Update

[TMP-9926](#)

PUBLIC COMMENT

This section is for anyone wanting to speak regarding non-agenda items and are allowed a maximum of 4 minutes. It is not a question and answer period and staff, and the Committee members do not generally respond to public comments. The City Clerk has a copy of the public speaking procedures; please note, speakers who engage in conduct injurious to the harmony of the meeting shall be called to order by the Presiding Officer and may forfeit the opportunity to speak.

ADJOURNMENT

This meeting will be held in an accessible location. If you need a reasonable accommodation, please contact The City Clerk Office, 150 West Jefferson Street, Joliet, Illinois 60432 at (815) 724-3780.



City of Joliet

150 West Jefferson Street
Joliet, IL 60432

Memo

File #: TMP-9910

Agenda Date: 5/27/2026

City of Joliet

150 West Jefferson Street
Joliet, IL 60432



Meeting Minutes - Pending Approval

Wednesday, April 15, 2026

3:30 PM

City Hall, Executive Conference Room

Public Assets Committee

Committee Members

Councilwoman Suzanna Ibarra, Chairperson

Councilman Joe Clement

Councilman Juan Moreno

ROLL CALL

Also Present Facilities management Director Blaine Kline, Neighborhood Services Director Joe Fleischauer, Community Development Director Dustin Anderson, Planning Director Jayne Bernhard, Property Maintenance Coordinator Stephanie Brooks, Legal Assistant Katy Fyksen.

Present Councilwoman Suzanna Ibarra, Councilman Joe Clement and Councilman Juan Moreno

APPROVAL OF MINUTES

2.25.26 Meeting Minutes

[TMP-9739](#)

Attachments: [2588 M Public Assets Committee 26-02-25 Meeting Minutes.pdf](#)

A motion was made by Councilman Juan Moreno, seconded by Councilman Joe Clement, to approve 2.25.26 Meeting Minutes. The motion carried by the following vote:

Aye: Councilwoman Ibarra, Councilman Clement and Councilman Moreno

CITIZENS TO BE HEARD ON AGENDA ITEMS

None

AGENDA ITEMS

Recommendation to Award Contracts for Grass Cutting on Vacant City Lots to Summit Lawncare in the amount of \$38,970 and to Culpepper Lawnworks in the amount of \$17,535

[TMP-9735](#)

Neighborhood Services Director Joe Fleischauer talked about the vacant city lots recommendation to award grass cutting contracts to Summit Lawncare in the amount of \$38,970 and Culpepper Lawnworks in the amount of \$17,535. There are 159 city owned lots that are maintained by Neighborhood services they are split and some are maintained by Summit and some by Culpepper. This is the last year of a multiyear contract that we can renew. Councilman Clement asked about selling the lots, Community Development Director Dustin Anderson answered that we are not currently selling city lots until the conclusion of the comprehensive plan, due to changing of zoning regulations etc. We have divested ourselves of 6 lots to Habitat for Humanity. There was some discussion about smaller non-buildable lots.

A motion was made by Councilman Joe Clement, seconded by Councilman Juan Moreno, to approve Recommendation to Award Contracts for Grass Cutting on Vacant City Lots to Summit Lawncare in the amount of \$38,970 and to Culpepper Lawnworks in the amount of \$17,535. The motion carried by the following vote:

Aye: Councilwoman Ibarra, Councilman Clement and Councilman Moreno

Recommendation to Approve the Professional Services, Purchase, and Installation of the Joliet Slammers Fire Suppression Pipe Replacement to AMS Industries, Inc. in the amount of \$186,770.00

[TMP-9749](#)

Attachments: [Scanned from a Xerox Multifunction Printer \(00C\) Redacted.pdf](#)

Facilities Director Blaine Kline -part of a 3 year capital improvement plan for Slammers Stadium to purchase and install fire suppression pipe replace on the concourse level, this has been an ongoing project, we have been doing a level each year. The bid from AMS Industries came in at \$188,770 which is substantially lower than originally budgeted for.

A motion was made by Councilman Juan Moreno, seconded by Councilman Joe Clement, to approve Recommendation to Approve the Professional Services, Purchase, and Installation of the Joliet Slammers Fire Suppression Pipe Replacement to AMS Industries, Inc. in the amount of \$186,770.00. The motion carried by the following vote:

Aye: Councilwoman Ibarra, Councilman Clement and Councilman Moreno

Slammers Update

[TMP-9752](#)

None.

Museum Update

[TMP-9753](#)

Greg Peerbotle, chief executive officer of the Joliet Area Historical Museum gave an update on the Big House Game, we are currently 2 weeks out and Ann and the special events team has been great and making people feel welcomed. The Field and fences are up and everything is reusable so we can do this again in the future. Mr. Peerbotle talked about being interviewed as part of a New York Times article on the 100th anniversary of route 66 so the world is watching us this year. Miracle League is going to be doing the 50/50 raffle for the game.

NEW OR OLD BUSINESS - NOT FOR FINAL ACTION OR RECOMMENDATION

Sharon and Nick Ferro gave a Miracle League update. Season starts May 9th Until June 13th, This season they extended the dugouts. They have a temporary solution for the bathroom but they are working on permanent solution, waiting on parts. They currently have 120 kids. 18 years of the miracle league.

The Council Members wanted to give a recognition to all the contributions that Brent Fraser has made to this committee and the city and that he would be greatly missed.

PUBLIC COMMENT

None.

ADJOURNMENT

A motion was made by Councilman Moreno, seconded by Councilman Clement, to adjourn..
The motion carried by the following vote:

Aye: Councilwoman Ibarra, Councilman Clement and Councilman
Moreno

This meeting will be held in an accessible location. If you need a reasonable accommodation, please contact The City Clerk Office, 150 West Jefferson Street, Joliet, Illinois 60432 at (815) 724-3780.



Memo

File #: TMP-9911

Agenda Date: 5/27/2026

TO: Public Assets Committee

FROM: Blaine Kline, Facilities Management Director

SUBJECT:

Recommendation to Award Payment for the Ottawa Street Parking Garage Painting Project to Cosgrove Construction Inc. in the amount of \$190,625.00.

BACKGROUND:

The Ottawa St parking garage located at 110 N Ottawa St is used as one of the main parking destinations for downtown Joliet. It sits adjacent to the City Square and will be used as the main parking destination for all downtown events held at the City Square. It was built in 1977 and has around 400 spaces. It has not had an exterior painting since the 90s and it is needed as part of overall maintenance. The color would be the same but will appear a bit darker than it is now because of fading. This is the same color as City Hall was just painted last year. Power Washing then two coats of paint will be applied.

CONCLUSION:

The City of Joliet is seeking approval to award payment for the Ottawa Street Parking Garage Painting Project. Staff contacted three vendors to obtain proposals for the scope of work, three returned proposals. Staff are recommending the purchase be approved and awarded to Cosgrove Construction Inc. in the amount of \$190,625.00. Original projected estimates were \$300,000.00. The 2026 Parking Improvement Fund provides funding for this painting project (Org 52190020, Obj 557300, \$190,625.00).

<u>Company</u>	<u>Proposal Amount</u>
Cosgrove Construction Inc.	\$190,625.00
M3 Builds	\$218,000.00
Hoss Decorating	\$215,200.00

Section 2-438 of the City of Joliet Code of Ordinances states that purchases over twenty-five thousand dollars (\$25,000.00) may be awarded without written specifications under certain circumstances. Two (2) of these circumstances apply:

- (f) Purchases when authorized by a concurring vote of two-thirds (2/3) of the Mayor and City Council.

(g) Purchases of professional services.

Funds will be charged to Parking Improvement Fund (Org 52190020, Object 557300), \$190,625.00

RECOMMENDATION: Based on the above, it is recommended that the Mayor and City Council approve the Ottawa Street Parking Garage Painting Project to Cosgrove Construction Inc. in the amount of \$190,625.00.

Cosgrove Construction Inc

20654 Amherst Court • Joliet, IL • 60433 • (815) 774-0036 • Fax (815) 774-9860

Proposal

Date: May 13, 2026

Submitted to: City of Joliet

Attn: Blaine Kline

Job Name: 110 N Ottawa St. Parking Garage

DESCRIPTION

Cosgrove Construction, Inc. proposes to furnish labor & materials for the following:

PAINTING Supply & Install:

- We hereby propose to furnish all labor and materials necessary to power wash and paint the exterior side of the parking garage with two coats of Sherwin Williams Conflex Smooth. Including concrete pillars and exterior side of walls. We will paint around current murals. Includes all scraping and preparing of walls and painting of steel stringers, risers, hand rails, stair underside at three stairwells, and hand rails around exterior of parking garage

- No painting at existing break. Only painting walls facing street and alley is included in our exterior pricing.

- If tree removal or trimming is necessary it will be by the city. Also we will require a water source for power washing.

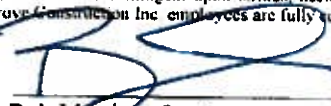
We will be using caution tape and cones for blocking alley or any part of the road for lift use.

- All work done during regular working hours.

Total Base Bid: \$190,625.00

All material is guaranteed to be as specified. All work to be completed in a workmanlike manner according to standard practices. Any alteration or deviation from above specifications involving extra costs will be executed only upon written orders, and will become an extra charge over and above the estimate. All agreements are contingent upon strikes, accidents or delays beyond our control. Owner is to carry fire, tornado and other necessary insurance. Cosgrove Construction Inc. employees are fully covered by Workmen's compensation Insurance.

Authorized
Signature:


Bob Martino, Cosgrove Construction Inc.

Note: This Proposal may be withdrawn
by us if not accepted within 45 days.

Acceptance of Proposal - The above prices, Specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payment will be made as outlined above.

Date of Acceptance: _____

Signature: _____

20678 Old Wolf rd. Mokena IL. 60448 708-990-2388
HOSSDECORATING@YAHOO.COM

To: City of Joliet

ATT: Blaine Kline

JOB: Parking Garage Located at 110 N Ottawa St.

Breakdown:

Power wash Exterior side of garage.

Protect work area. Protect ALL existing murals.

Apply 2 coats of SW Conflex Smooth on Ottawa st. and ally exterior sides of garage only

Apply 2 coats of Sherwin Williams Exterior Conflex Smooth on concrete pillars.

Apply 2 coats of finish of steel stringers, hand rails and risers at 3 stairwells and all handrails.

All necessary tree trimming needed to complete project will be done by owner.

Clean designated area after all work is completed.

All work to be done in a timely manner weather permitting.

Alternates: None

Exclusions: Premium Time

Water source for washing

HOSS Decorating proposes to include all Labor and material.

All lifts and or scaffolding is included in this proposal

Total with Labor and Material

\$215,200.00

Offered by: Thomas May / Project Manager

HOSS DECORATING



**M3
Builds**

May 13, 2026

TO: City of Joliet
Mr. Blaine Kline

M3 Builds will provide the proper insurance, labor, material and equipment to complete painting work at the
110 N OTTAWA ST PARKING GARAGE

Surfaces will be:

1. Power wash the exterior concrete walls of the garage including pillars.
2. Painted with two coats of Sherwin Williams Super Paint Exterior Flat. No painting of murals.
3. Steel in stairwells will be scraped and sanded and painted with Sherwin Williams Macropoxy and Acrolon. Also handrailing at exterior of garage.
4. Stairwells (3) will have walls painted with Precatalyzed Epoxy.

Does not include:

1. Painting beyond current painted exterior concrete surfaces and stairwells.
2. Painting walls except those at the street or alley way side of the garage.
3. Weekend or overtime. All work will be completed during the regular working hours.

Contract Price: \$218,000.00

Respectfully submitted,

Thomas Blaney
M3 Builds
708-927-0645



City of Joliet

150 West Jefferson Street
Joliet, IL 60432

Memo

File #: TMP-9926

Agenda Date: 5/27/2026
