

City of Joliet

150 West Jefferson Street
Joliet, IL 60432



Meeting Minutes - Pending Approval

Monday, August 4, 2025

5:30 PM

City Hall, Council Chambers

Pre-Council Meeting

MAYOR TERRY D'ARCY

MAYOR PRO-TEM COUNCILWOMAN SUZANNA IBARRA (7/1/2025 - 9/30/2025)

COUNCILMAN CESAR CARDENAS

COUNCILMAN JOE CLEMENT

COUNCILMAN LARRY E. HUG

COUNCILMAN JUAN MORENO

COUNCILMAN PAT MUDRON

COUNCILWOMAN JAN HALLUMS QUILLMAN

COUNCILWOMAN SHERRI REARDON

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.

ROLL CALL:

Councilman Moreno joined the meeting late.

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

ALSO PRESENT: City Manager Beth Beatty and Assistant Corporation Counsel Stephanie Silkey.

MAYOR:

APPROVAL OF AGENDA:

CITIZENS TO BE HEARD ON AGENDA ITEMS:

Spoke on 429-25 - Cathleen West, attorney, All In Campus, explained what the plats were for

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 City Council 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 Council shall be called to order by the Presiding Officer and may forfeit the opportunity to speak.

APPOINTMENTS:

COUNCIL COMMITTEE REPORTS:

Legislative

Public Safety

Public Service

CONSENT AGENDA:

Invoices to be Paid

Attachments: [Invoices 08.05.25.pdf](#)
[Approver Report](#)

**Award of Contract for the 2025 Hickory - Spring Creek
Cleaning Project to Gregg W. Dobczyk Excavating in the
Amount of \$130,000.00**

[**415-25**](#)

Attachments: [Approver Report](#)

The City Manager gave a brief overview of this Council Memo.

Award of Contract for the 2025-2027 Native Landscaping

[**416-25**](#)

**Maintenance and Restoration Project to McGinty Bros., Inc.
in the Amount of \$180,733.50**

Attachments: [City of Joliet 2025 to 2027 Native Maintenance Signed Contract.pdf](#)
[Approver Report](#)

The City Manager gave a brief overview of this Council Memo.

Approval of the Purchase of One (1) Ford F-550 Dump Body Truck from Ron Tirapelli Ford, Inc. in the Amount of \$88,288.70 [417-25](#)

Attachments: [Approver Report](#)

The City Manager gave a brief overview of this Council Memo.

Approval of Purchase of HazMat Project Specific Up Fit from EZ Stak LLC in the Amount of \$42,662.08 [418-25](#)

Attachments: [Approver Report](#)

The City Manager gave a brief overview of this Council Memo.

Approval of a Sole Source Agreement with Blue Line Professional Consultants, LLC [419-25](#)

Attachments: [2026 contract Blue Line Professionals.pdf](#)
[Approver Report](#)

The City Manager gave a brief overview of this Council Memo.

Award of Professional Services Contract with Frost Solutions, LLC to provide Roadway Temperature Sensors for 2025-2029 in the Annual Amount of \$38,346.00 [420-25](#)

Attachments: [Approver Report](#)

The City Manager gave a brief overview of this Council Memo.

Approval of Change Order No. 1 for the Black Road Acres Phase 2 Water Main Improvements Project to Lex Cox & Sons Excavating for a Decreased Amount of (\$378,659.53) and Pay Estimate No. 2 and Final in the Amount of \$1,462,680.70 [421-25](#)

Attachments: [Approver Report](#)

The City Manager gave a brief overview of this Council Memo.

Approval of Change Order No. 2 for the Joliet Street / Ottawa Street Streetscape Repair Project to PT Ferro Construction Co. for a Deduction in the Amount (\$32,087.08) and Payment Estimate No. 2 and Final in the Amount of \$5,874.73 [422-25](#)

Attachments: [Approver Report](#)

The City Manager gave a brief overview of this Council Memo.

Authorization to Fund Draw 12 for Tax Increment Financing District #7 in the Amount of \$206,179.90

[**423-25**](#)

Attachments: [RRC Draw 12.pdf](#)
 [Approver Report](#)

The City Manager gave a brief overview of this Council Memo.

Approval of Biosolids Application Spring Lease Payments to Jackie Stunkel in the Amount of \$71,400.00, to Homerding Family Farms LLC in the Amount of \$57,000.00, and to James Fleishman in the Amount of \$51,600.00

[**424-25**](#)

Attachments: [biosolids agreements.pdf](#)
 [signed spring stunkel.pdf](#)
 [signed spring lease homerding.pdf](#)
 [signed spring fleishman.pdf](#)
 [Approver Report](#)

The City Manager gave a brief overview of this Council Memo.

Authorization to Award Contract Extensions for Property & Casualty Insurance Coverage in the Amount of \$338,088.57

[**425-25**](#)

Attachments: [Approver Report](#)

The City Manager gave a brief overview of this Council Memo.

AGENDA ITEM:

Approval of Change Order No. 1 for the Russell Street (Highland Avenue - Clement Street) Roadway Project- MFT Section No. 24-00564-00-FP to Austin Tyler Construction Inc. for a Deduction in the Amount of (\$29,442.65) and Payment Estimate No. 2 and Final in the Amount of \$4,216.55

[**427-25**](#)

Attachments: [Approver Report](#)

The City Manager gave a brief overview of this Council Memo.

LICENSES AND PERMIT APPLICATIONS:

PUBLIC HEARINGS:

All evidence and testimony will be presented under oath. The petitioner will be allowed to present first. After the petitioner is completed, interested parties will be allowed to present evidence and/or cross examine the petitioner. As this hearing is legislative in nature and not administrative, an interested party shall be defined as someone who either owns property within 600 feet of the proposed development site, or a member or official representative of an affected governmental body; the remainder of those who wish to be heard shall be classified as public speakers. Interested parties will present second. Once the interested parties have completed, public speakers will be heard. These individuals are public speakers, so the applicable public speaking rules shall be in effect: Speakers should try to address all comments to the council as a whole and not to any individual member, repetitive comments are discouraged, total comment time for any one person is 4 minutes, no speaker shall engage in a debate or make direct threats or personal attacks or be uncivil or abusive, disruptive behavior by the members of the public will not be tolerated, and the presiding officer may limit irrelevant, immaterial, or inappropriate comments or statements.

ORDINANCES AND RESOLUTIONS:

ORDINANCES:

Ordinances Associated with Cadence Crossings, Unit 1 Subdivision

[429-25](#)

Ordinance Approving the Final Plat of Cadence Crossings, Unit 1 Subdivision (FP-2-25)

Ordinances Approving the Recording Plat for Cadence Crossings, Unit 1 Subdivision (RP-6-25)

Attachments: [Ordinance - Final Plat Cadence Unit 1.docx](#)
 [Final Plat](#)
 [Ordinance - Recording Plat Cadence Unit 1.docx](#)
 [Recording Plat](#)
 [FP-2-25 \(Cadence Unit 1\) Staff Report Packet.pdf](#)
 [Plan Commission Meeting Minutes 06.19.25.pdf](#)
 [City Council Minutes - Dec.21.2021.pdf](#)
 [City Council Minutes - Nov.7.2023.pdf](#)
 [City Council Minutes - Jan.16.2024.pdf](#)
 [Approver Report](#)

The City Manager gave a brief overview of this Council Memo.

Ordinance Approving the Preliminary Planned Unit Development of Luna Estates (PUD-4-25)

[430-25](#)

Attachments: [Ordinance - Preliminary PUD Luna Estates.docx](#)
 [Preliminary Plat PUD Luna Estates.pdf](#)
 [Plan Commission Staff Report Packet PUD-4-25 Luna Estates.pdf](#)
 [Plan Commission Minutes 06-19-25.pdf](#)
 [Approver Report](#)

The City Manager gave a brief overview of this Council Memo.

Dustin Anderson gave a brief explanation of this item.

Ordinance Authorizing the Assignment of the Chicago Water Supply Agreement, Related Easements, and Ancillary Permits and Approvals to the Grand Prairie Water Commission [431-25](#)

Attachments: [Joliet-Ordinance to Assign Chicago Water Supply Agreement and Ancillaries to GPWC.docx](#)
[Exhibit 1 Joliet-Chicago-GPWC-Assgnmt and Amdmt of WSA.pdf](#)
[Exhibit 2 Durkin Construction Easement-Chicago Park District-GPWC.pdf](#)
[Approver Report](#)

The City Manager gave a brief overview of this Council Memo.

RESOLUTIONS:

Resolution Authorizing the Execution of a Memorandum of Understanding and Agreement and Business Associate Agreement Between the City of Joliet and the Will County Community Health Center [433-25](#)

Attachments: [Resolution](#)
[Will County - COJ -JFD community paramedic program -MOU - 7-2025.docx](#)
[Business Associate Agreement - Will County Joliet.docx](#)
[Approver Report](#)

The City Manager gave a brief overview of this Council Memo.

Resolution Authorizing Acceptance of the Tobacco Enforcement Program Grant [434-25](#)

Attachments: [Resolution](#)
[Tobacco Enforcement Grant 2025.pdf](#)
[Approver Report](#)

The City Manager gave a brief overview of this Council Memo.

Resolution Authorizing a FOID Enforcement Grant Program Agreement Between the State of Illinois and the City of Joliet [435-25](#)

Attachments: [Resolution](#)
[FOID Grant 2025.pdf](#)
[Approver Report](#)

The City Manager gave a brief overview of this Council Memo.

Chief Evans explains what this program entails.

Councilwoman Reardon asks where they get the information to do the sweeps,

Chief Evans says the State revokes FOID card and authorizes the police department to go retrieve firearms from them.

Councilman Clement clarifies that we are not targeting law abiding citizens.

Councilman Hug says this program is run through a grant, that we are not initiating these revocations but that the State Police issues the revocations.

Resolution Authorizing an Intergovernmental Licensing Agreement with Pace

[436-25](#)

Attachments: [Resolution](#)
 [20250715 PACE Building Intergovernmental Agreement.docx](#)
 [Approver Report](#)

The City Manager gave a brief overview of this Council Memo.

Resolution Authorizing the City Manager to Execute Lease Agreements for 10 S. Chicago Street and 9 Osgood Street.

[437-25](#)

Attachments: [Resolution](#)
 [2025 9 Osgood Lease - Exhibit B.pdf](#)
 [2025 10 S. Chicago Lease - Exhibit A.pdf](#)
 [Approver Report](#)

The City Manager gave a brief overview of this Council Memo.

Dustin Anderson, Director of Community Development, gave a brief explanation as to what these agreements entail.

Mayor D'Arcy also spoke on the benefits of these agreements.

Resolution Approving a License Agreement Between the City of Joliet and 311 Ottawa Building LLC for the Use of a City Owned Parking Facility

[438-25](#)

Attachments: [Resolution](#)
 [Bays Riverwall Parking Agreement.docx](#)
 [Approver Report](#)

The City Manager gave a brief overview of this Council Memo.

Councilman Clement spoke on the benefits of this agreement.

Resolution Accepting a Grant of Permanent Easement on Essington Road (Adesso Ln. - Galena Dr.) from ComEd for the Twin Oaks Phase 1 Water Main Improvements Project

[439-25](#)

Attachments: [Resolution](#)
[Joliet ComEd Twin Oaks WMRP Easement.pdf](#)
[Approver Report](#)

The City Manager gave a brief overview of this Council Memo.

CITY MANAGER:

PUBLIC COMMENTS:

None.

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CLOSED SESSION to discuss the following subjects:

PERSONNEL: The appointment, employment, compensation, discipline, performance or dismissal of specific City employees (5 ILCS 5/120/2(c)(1)).

COLLECTIVE BARGAINING: Collective negotiating matters and salary schedules for one or more classes of City employees (5 ILCS 5/120/2(c)(2)).

LAND ACQUISITION or CONVEYANCE: The purchase or lease of real property for the use of the City, including whether a particular parcel should be acquired, or the setting of a price for the sale or lease of property owned by the City (5ILCS 5/120/2(c)(5,6)).

PENDING or THREATENED LITIGATION: A pending legal action against, affecting or on behalf of the City or a similar legal action that is probable or imminent (5 ILCS 5/120/2(c)(11)).

A motion was made by Councilwoman Suzanna Ibarra, seconded by Councilman Cesar Cardenas to enter into closed session to discuss personnel, collective bargaining, 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 Larry E. Hug, Councilwoman Suzanna Ibarra, Councilman Juan Moreno, Councilman Pat Mudron, Councilwoman Jan Hallums Quillman and Councilwoman Sherri Reardon

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. Live, online streaming of Regular City Council and Pre-Council meetings is now available at www.joliet.gov. Videos and agenda packets can be accessed by clicking on the Meetings & Agendas link at the center of the home page for "Joliet City Council E-Agenda & Streaming Video." The new page includes archived footage and interactive agendas available for the public to view at their convenience.