

WILL COUNTY BOARD
EXECUTIVE COMMITTEE MEETING
MINUTES

December 3, 2009

9:30 a.m.

Will County Office Building
County Board Committee Room
302 North Chicago Street
Joliet, IL 60432

CALL TO ORDER

Mr. Moustis called the meeting to order at 9:42 a.m.

ROLL CALL

Present were Members: Bilotta, Adamic, Kusta, Dralle, Goodson, Gould, Maher, Seiler, Singer, Wilhelmi and Moustis.

Absent were Members: Stewart and Weigel.

Also Present: Friefeld.

Present from State's Attorney's Office: M. Manning and M. Tatroe.

PLEDGE OF ALLEGIANCE TO THE FLAG

Mr. Maher led the committee in the Pledge of Allegiance.

APPROVAL OF MINUTES

A motion was made by Mr. Kusta, second by Mr. Maher, to approve the minutes from the October 21, 2009 meeting. All in favor. MOTION CARRIES.

A motion was made by Mr. Bilotta, second by Mr. Kusta, to approve the minutes from the November 5, 2009 meeting. All in favor. MOTION CARRIES.

A motion was made by Mr. Bilotta, second by Mrs. Dralle, to approve the minutes from the November 10, 2009 meeting. All in favor. MOTION CARRIES.

A motion was made by Mr. Adamic, second by Ms. Seiler, to approve the minutes from the November 12, 2009 meeting. All in favor. MOTION CARRIES.

A motion was made by Mrs. Dralle, second by Mr. Maher, to approve the minutes from the November 12, 2009 Committee of the Whole meeting. All in favor. MOTION CARRIES.

OLD BUSINESS

Discussion Re: Ridgewood IEPA Loan

Mr. Moustis moved this item to the end of the agenda.

NEW BUSINESS

COMMITTEE ASSIGNMENT REQUESTS

1. Request for Assignment of the Revisions to the Stormwater Management Ordinance – Derek O’Sullivan - Attached - _____ Committee
2. Request for Assignment for Possible Landmark Nomination(s) (Octagon House and Wilmington Depot) – Brian Radner – Attached - _____ Land Use Committee
3. Request for Assignment for Digital Billboard Moratorium – Brian Radner – Attached – _____ Land Use Committee_
4. Request to Discuss Receipt of Rebate Check – Duffy Blackburn– Attached - __ Finance (To Be Heard 12-01-09) _____ Committee
5. Request to Present Auditor’s Pre-Lapse Period Quarterly Report– Duffy Blackburn – Attached - Finance (To Be Heard on 12-01-09) _____ Committee
6. Request to Rescind Resolution #09-307 – Transferring Appropriations within County Clerk’s Budget – Attached – Finance (To Be Heard on 12-01-09) _____ Committee
7. Request to Transfer Funds Within ICT Budget – Mike Shay – Attached – Finance (To Be Heard on 12-01-09) _____ Committee
8. Request to Authorize Cash Flow Grants to Workmen’s Compensation Fund from Corporate Fund – Paul Rafac - Attached - Finance (To Be Heard on 12-01-09) _____ Committee
9. Request to Transfer Cash Balances and Close Various Funds – Paul Rafac – Attached – Finance (To Be Heard on 12-01-09) _____ Committee
10. Request to Abate Alternative Revenue Bonds for ADF – Paul Rafac – Attached – Finance (To Be Heard on 12-01-09) _____ Committee
11. Request for Resolution Authorizing County Executive to Execute Necessary Delinquent Tax Documents - Attached - Finance (To Be Heard on 12-01-09) _____ Committee
12. Request to Award Bid for Therapy Services for Sunny Hill – Rita Weiss – Attached – Public Health & Safety _____ Committee

13. Request to Review Provisions of 65ILCS 5/7-1-13 (Permits municipalities to forcibly annex properties) – Kathleen Konicki – Attached – Legislative Committee
14. Request to Discuss Illiana Expressway Overview – Jamy Lyne – Legislative Committee
15. Request for Public Building Commission to Coordinate and Oversee the Renovations of the Drug Court Recovery Home – Mary Tatroe – Attached Executive Committee
16. Request for Consent to Include Unincorporated Parcels in Village of Rockdale SSA – Attached - Mary Tatroe – Executive Committee
17. Request for Modification of Workforce Development Contract with Joliet Junior College – Pat Fera – Attached – Executive Committee
18. Request to Discuss Recovery Zone Facility Bonds Allocation Process – Paul Rafac – Attached - Executive Committee
19. Request to Declare Surplus Items for Recycle/Disposal – Rita Weiss – Attached – Executive Committee
20. Request to Renew Contracts for Mack & Associates; Smith, Dawson & Andrews and Lois Mayer – Bruce Friefeld – Attached – Executive Committee
21. Request for Water Issues Consulting Contract – Jamy Lyne – Attached – Executive Committee
22. Request to Approve and Execute Proposed Traffic Control Agreement with Gateway Homes, LLC – Sgt. M. Giels - Attached – Executive Committee
23. Request for Resolution Approving Intergovernmental Agreement for Law Enforcement Services with Godley Park District - Sgt. M. Giels - Attached Executive Committee
24. Placement of Items on the Public Works & Transportation Committee Agenda (To Be Heard on 12-01-2009) – Attached

ADDITIONAL COMMITTEE ASSIGNMENT REQUESTS

1. Request to Award Re-Award of 2010-3 Refuse & Recycle Bid– Rita Weiss - Attached - Executive Committee
2. Request to Discuss County Policy of Performance Bond Requirement/Other Acceptable Surety – Rita Weiss/Paul Rafac - Executive Committee

A motion was made by Mr. Adamic, second by Mr. Maher, to place the committee assignment requests as presented.

Mr. Bilotta requested Item #14 be assigned to Public Works & Transportation Committee as well.

A motion was made by Mr. Bilotta, second by Mr. Singer, to amend Item #14 to be assigned to Public Works & Transportation Committee as well as Legislative & Policy Committee. All in favor. MOTION CARRIES.

Mr. Friefeld stated Item #1 is a request for assignment of the revisions to the Stormwater Management Ordinance. Mr. O'Sullivan's recommendation is to send it to the PZC since the language has already been prepared.

Mr. Moustis questioned if the Land Use Committee has seen this.

Mr. O'Sullivan replied not at this point. There are four Land Use Committee members who are on the Stormwater Management Committee so the majority of them have but not the full committee.

Mr. Moustis expressed concern that if this is going to public hearing and then to the Land Use committee, if there are changes that need to be made, it will have to go back for another public hearing. It is better to go to the Land Use Committee first and then go to public hearing; there is less of a chance that it will have to go back.

Mr. O'Sullivan indicated due to the sensitivity we were trying to streamline as much as we could. It potentially allows for many developments throughout the entire county not to have detention for large developments based on the interpretation.

Mr. Moustis commented you can still schedule it at PZC so they know it is going forward; the public hearing can be scheduled after Land Use takes a look at this; it will not delay it that much.

A motion was made by Mr. Singer, second by Mr. Gould, to assign the request for revisions to the Stormwater Management Ordinance to the Land Use & Development Committee. All in favor. MOTION CARRIES.

A motion was made by Mr. Singer, second by Ms. Goodson, to place the committee assignment requests, as amended. All in favor. MOTION CARRIES.

Other New Business

Discussion Re: Ridgewood IEPA Loan

Mr. Pullman stated these are the revised resolutions that have been cleared by the IEPA. In May, the board approved similar resolutions that went to the IEPA but we had to do some fine-tuning. These resolutions in the final form have been reviewed by Mr. Mock from the State's Attorney's Office; they need to be passed at the December board meeting, which will meet our deadlines with the IEPA. The key element that we discovered we did not know in May

is that we are dealing with a 0% loan, which frees up debt re-payment totally out of CDBG. The annual debt service over the next 20 years will be about \$155,000, which is an eligible expense under the block grant. We may want to create an SSA to alleviate the pressure off the block grant; it is not mandatory. All we are doing in these resolutions is guaranteeing payment; we indicated block grant to be the first resource to use.

Mr. Palmer stated the total project through the IEPA is just under \$4 million; about \$800,000 is a grant and the rest is a loan through the IEPA at 0%. Through our efforts at the federal level, we received a \$550,000 STAG grant. Basically, it is a about a \$5 million infusion of money, which will deal with the main water and sewer. The tap on fees are usually \$2,500 for water and \$3,000 for sewer and the City of Joliet will charge no more than \$500 for both of those.

Mr. Bilotta questioned who pays for those tap on fees – the homeowner or the county.

Mr. Pullman replied they are not charging it so people can connect. It will be no more than \$500 per sewer and water. The city and county are trying to find additional grant funds to offset that cost to the owner. Right now, the city will make the connection without charging anyone. This is all an encompassing agreement that will include both the future phase, which we are working on with these two ordinances, plus the phase that we already worked on – Phase I and Phase II. So far we have hooked up about 58 people.

Mr. Hamilton stated when people do hook up they sign an agreement with the City of Joliet that says they could be charged up to \$500 each for sewer and water and that it would be paid over time; with a payment plan to be worked out between the owner and Joliet.

Mr. Moustis asked if this is for owner occupied or everyone.

Mr. Pullman answered that is everyone.

Mr. Moustis indicated the ones that are not owner occupied should pay the \$1000. We should not let landlords not pay.

Mr. Pullman commented he is not aware of any landlord being charged.

Mr. Moustis stated we should find some mechanism to pursue them; these are investment properties for these people.

Mr. Singer asked how this impacts undeveloped lots.

Mr. Pullman answered this agreement does not affect vacant lots nor does it affect houses that are vacant. We are having a hard time finding some of the homeowners on some of the properties.

Mr. Adamic questioned if we have 58 who have hooked up right now; after all of this is done how many more are left.

Mr. Pullman replied we have about 200-plus houses in this next phase – in these two resolutions. The 58 houses are the initial phase we are funding right now – there are probably about 60 houses left to connect.

Mr. Singer indicated once we get utilities figured out one of the goals would be to get it all developed so there are no empty lots. He expressed concern with some owners that purchase empty lots and when they want to build in the future Joliet will charge the full rate of \$5,500. What is the plan going forward?

Mr. Moustis questioned if those lots today would be prohibited from putting in septic and well. Would the county deny them? If they are not being denied, Mr. Singer makes an excellent point. Can we say for certainty any future building would have to hook in?

Mr. Pullman replied no; we cannot. In the current phase we have several houses that are on well and septic that not connected because they have not failed the dye test. In some cases we did a block-by-block dye test and some did not fail. We cannot force those people to connect to the public water system.

Mr. Moustis commented the incentive is that they are getting it done pretty cheap.

Mr. Singer asked if we could pass an ordinance in this area of unincorporated that you have to hook up.

Mrs. Tatroe answered no; but there is a provision in the health code that requires hook up when you come within a ¼ mile of a municipal system.

Mr. Pullman commented we would have to work with the Health Department. There was talk about declaring that area an environmental health hazard area, which would perhaps force the owner to hook up.

Mr. Ryan indicated at Tuesday's Finance meeting there were questions about the LDC. We were looking to close out about \$6,000.

Mr. Pullman stated the LDC is out of business and all the open loans have been assigned to the county. That \$6,000 was probably residual interest that accumulated in Fund 289, which we cleaned out about 1-1/2 years ago; this might have been something that accrued into that fund after that time.

Mr. Moustis asked what outstanding loans are out there.

Mr. Pullman answered there are about 15 outstanding loans. We are projecting over the next couple of years about \$40,000 per year receivable; we are collecting that on a monthly basis and that money goes into the block grant.

Mr. Moustis commented we took that money prior and reprogrammed it; now we are reprogramming that \$40,000 that we get back. Are there any loans that are in default?

Mr. Pullman answered we have a couple that we are working closely with.

Mr. Moustis indicated there was good reason to move on and redirect those funds. It did create some jobs. Should we be looking at doing some additional activities even though there is not much money left in there? There are some things we may do to create some additional jobs.

Mr. Pullman commented it is still an eligible activity under the HUD program. We would need a not-for-profit conduit to administer it; that is what the LDC was – it was a separate agency.

Ms. Seiler asked for status on foreclosures.

Mr. Pullman answered we have purchased 28 properties; about half of those have buyers assigned. People will buy those houses from us and we will recycle that money back into the program.

Ms. Seiler questioned if the buyers are investors.

Mr. Pullman replied we do not sell to investors. It has to be income-qualified families. We compete with investors to buy the houses in the first place

Ms. Seiler commented she would be interested in seeing how this is going.

Mr. Kusta asked how we are advertising the property for sale.

Mr. Pullman answered MLS is listing the property; we are paying two agents to find the properties then we broadcast to all realtors offering a 2.5% commission to find the buyers. We had an RFP process about six months ago to find the two brokers that represent us.

ANNOUNCEMENTS BY THE CHAIRMAN

EXECUTIVE SESSION

ADJOURNMENT

A motion was made by Mr. Kusta, second by Mrs. Dralle, to adjourn the meeting at 10:15 a.m. All in favor.

MOTION CARRIES.