

CITY OF COUNTRYSIDE

*803 Joliet Road
Countryside, IL 60525
www.countryside-il.org*



Meeting Minutes

Regular Meeting of the City Council

Wednesday, March 11, 2020

7:30 PM

City Hall

City Council Members

Mayor, Sean R. McDermott

City Clerk, Elizabeth Kmet

Treasurer, Caryn Stancik

**Aldermen James Jasinski, Thomas Mikolyzk, Scott Musillami,
John Von Drasek, Mark Benson and John Finn**

A. CALL TO ORDER – Pledge of Allegiance led by Alderman Benson.

The meeting was called to order at 7:30 PM. Clerk Kmet announced that Alderman Musillami is Mayor Pro Tem in the absence of Mayor McDermott.

B. ROLL CALL

City Clerk Kmet called the Roll of those physically present as follows:

Present: Mayor Pro Tem Musillami, Alderman Mikolyzk, Alderman Von Drasek, Alderman Jasinski, Alderman Finn, City Clerk Kmet,

Absent: Mayor McDermott, Treasurer Stancik

Also Present: City Administrator Paul, Police Chief Ford, City Attorney Peck, City Engineer Fitzgerald, Finance Director Schutter, Asst. City Administrator Peterson

C. OMNIBUS AGENDA

1. The Minutes of the Regular Meeting of February 26, 2020 were previously distributed to the members of the City Council. Mayor Pro Tem Musillami asked if there were any corrections to be made to said Minutes. There were none.
2. The Statement of Bills was submitted for payment through March 11, 2020: \$270,543.87.

I move to approve the minutes of the City Council Meeting of February 26, 2020 and to approve the Statement of Bills through March 11, 2020, in the amount of \$270,543.87.

A motion was made by Alderman Von Drasek, seconded by Alderman Jasinski, that this matter be APPROVED as presented. The motion carried by the following vote:

Aye: 6 Alderman Von Drasek, Alderman Mikolyzk, Alderman Musillami, Alderman Jasinski, Alderman Finn Alderman Benson

Nay: 0

D. COMMUNICATIONS FROM THE PUBLIC

- a. Nadine Beals, 6640 Dawn Avenue, sought information about the Developer Hoffman Horizon Corporation. City Administrator Ms. Paul stated that Hoffman is incorporated in Delaware, but has an office in Schaumburg, Illinois and is licensed in Illinois. Ms. Paul stated that typically Developers will set up a separate corporation for any new development, or an LLC. Ms. Paul and Mayor McDermott have visited their locations. She asked if the sale of federally illicit drugs or gambling of any type will be allowed in the retail area of this development or at the former City Hall site. Ms. Paul stated that if they have a license from the City, they have a right to apply for a gaming license. There has been no mention of any cannabis sales.

E. MAYOR'S REPORT

1. Mayor Pro Tem Musillami stated that Marcy Barowski, a long-time resident of Countryside, will

celebrate her 102nd Birthday. She formerly resided at 741 S. Terry Lane. In her honor the City of Countryside will proclaim March 17, 2020, as Marcy Barowski Day in the City of Countryside.

F. CITY CLERK'S REPORT - NO REPORT

G. TREASURER'S REPORT – NO REPORT

H. COMMITTEE AND COMMISSION REPORTS FOR DISCUSSION, CONSIDERATION AND, IF SO DETERMINED, ACTION UPON:

1. ECONOMIC DEVELOPMENT

- a. Alderman Von Drasek sought Consideration of a Redevelopment Agreement by and Between the City of Countryside, IL, the Village of Hodgkins, IL, and Hoffmann Horizons, Corp. Alderman Von Drasek stated that after many discussions by attorneys for both parties, terms of the RDA were agreed upon. The Developer will build a hotel/restaurant fueling station and convenience store on the 3.5 acres of land. If the RDA is approved tonight, it must still go before the PC/ZBA on March 17 for further modifications for rezoning to make it a commercial use and subdivision of the lot; a one-acre parcel will remain residential on the west side of the property.

A motion was made by Alderman Mikolyzk, seconded by Alderman Finn, that this matter be APPROVED as presented. The motion carried by the following vote:

Aye: 6 Alderman Von Drasek, Alderman Mikolyzk, Alderman Musillami,
Alderman Jasinski, Alderman Finn Alderman Benson

Nay: 0

- b. Consideration of an Intergovernmental Agreement by and Between the City of Countryside and the Village of Hodgkins. Ald. Von Drasek stated that the IGA provides for tax collection to be split 50/50 between both municipalities, after tax incentives have been paid, or after the cap of five years, whichever comes first.

A motion was made by Alderman Benson, seconded by Alderman Mikolyzk, that this matter be APPROVED as presented. The motion carried by the following vote:

Aye: 6 Alderman Von Drasek, Alderman Mikolyzk, Alderman Musillami,
Alderman Jasinski, Alderman Finn Alderman Benson

Nay: 0

2. FINANCE COMMITTEE

- a. Alderman Finn stated that a Finance Committee Meeting will take place on Thursday, March 19, at 6:30 p.m. to discuss budget items.
- b. Alderman Finn thanked the entire City Staff, Public Works, Police Department and all the residents who marched, plus those who came out and cheered us on. It was a wildly successful parade – he thanked everybody for their help. The weather cooperated; it was a great day for the Irish!

3. HUMAN RESOURCES COMMITTEE

- a. Alderman Mikolyzk sought consideration to hire a part-time Plumbing Inspector/Code Enforcement Officer. Plumbing Inspections must be performed by a licensed plumber. He would like Staff to begin the recruitment process.

A motion was made by Alderman Finn, seconded by Alderman Benson, that this matter be APPROVED as presented. The motion carried by the following vote:

Aye: 6 Alderman Von Drasek, Alderman Mikolyzk, Alderman Musillami,
Alderman Jasinski, Alderman Finn Alderman Benson

Nay: 0

- b. Alderman Mikolyzk stated that a Human Resources Committee meeting will be held next Thursday, March 19, at 6:00 p.m.

4. INFRASTRUCTURE COMMITTEE – NO REPORT

5. PLAN COMMISSION/ZONING BOARD OF APPEALS – NO REPORT

6. SPECIAL EVENTS COMMITTEE

- a. Alderman Jasinski stated that the Annual Easter Egg Hunt is scheduled for Saturday, April 11 at 10 a.m. in Countryside Park. If the event doesn't go ahead, the Easter Eggs are in Sharon's office.

7. SUSTAINABILITY COMMITTEE – NO REPORT

8. FLAGG CREEK ADVISORY BOARD

- a. Alderman Von Drasek sought consideration to increase Green Fees and Cart Fees for the Flagg Creek Golf Course. The non-residential rate and the cart fee will each increase by one dollar. The last increase was in 2015.

A motion was made by Alderman Jasinski, seconded by Alderman Benson, that this matter be APPROVED as presented. The motion carried by the following vote:

Aye: 6 Alderman Von Drasek, Alderman Mikolyzk, Alderman Musillami,
Alderman Jasinski, Alderman Finn Alderman Benson

Nay: 0

- b. Alderman Von Drasek stated that a life-long resident of Ward 2 passed away this week – Eddie Heffler – lived in the same house he grew up in with his two sisters; he died suddenly. The City offers its condolences to his family. He was a very active man, and a “nice guy” – a member of the Plumbers’ Union who participated in many sports activities throughout his life.

I. LEGAL REPORT – NO REPORT

J. CITY ADMINISTRATOR'S REPORT

1. Ms. Paul sought consideration of Payment Request #27 in the amount of \$175,462 under the project Guaranteed Maximum Price (GMP) to Frederick Quinn Corporation (FQC). Punch list items are being finalized; funds have been retained. This amount is for those contractors who have actually completed their punch list items.

A motion was made by Alderman Finn, seconded by Alderman Jasinski, that this matter be APPROVED as presented. The motion carried by the following vote:

Aye: 6 Alderman Von Drasek, Alderman Mikolyzk, Alderman Musillami,
Alderman Jasinski, Alderman Finn Alderman Benson

Nay: 0

2. Ms. Paul sought consideration to ratify an Electricity Purchase Contract with Constellation Energy for a Period of 36 Months for the Water Pumping Station. Council previously agreed to authority the City Administrator to go out to bid; the rate had to be locked in on the day of the bid. The current rate paid by the City is \$5.41; all rates are below the current rate; the new rate averages out to \$4.75.

A motion was made by Alderman Benson, seconded by Alderman Mikolyzk, that this matter be APPROVED as presented. The motion carried by the following vote:

Aye: 6 Alderman Von Drasek, Alderman Mikolyzk, Alderman Musillami,
Alderman Jasinski, Alderman Finn Alderman Benson

Nay: 0

K. STAFF REPORTS

1. **CHIEF OF POLICE - NO REPORT**
2. **CITY ENGINEER – NO REPORT**

L. BUSINESS FROM THE CITY COUNCIL FOR DISCUSSION, CONSIDERATION AND, IF SO DETERMINED, ACTION UPON: NONE

M. ADJOURNMENT

A motion was made by Alderman Finn, seconded by Alderman Mikolyzk that this meeting be ADJOURNED. The motion carried by the following vote:

Aye: 6 Alderman Von Drasek, Alderman Mikolyzk, Alderman Musillami,
Alderman Jasinski, Alderman Finn Alderman Benson

Nay: 0

Mayor Pro Tem Musillami declared the meeting adjourned at 7:45 p.m.

APPROVED:

Respectfully Submitted,

/fp

ELIZABETH KMET, CITY CLERK