

MINUTES OF THE REGULAR MEETING  
CITY COUNCIL OF CREST HILL  
WILL COUNTY, ILLINOIS  
October 3, 2022

The regular meeting of the City of Crest Hill was called to order by Mayor Raymond R. Soliman at 7:00 p.m. in the Council Chambers, 1610 Plainfield Road Crest Hill, Will County, Illinois.

The Pledge of Allegiance was recited in unison.

Mayor Soliman asked that everyone remain standing for a moment of silence to honor Bill Ramuta a former City employee who recently passed away.

Roll call indicated the following present: Mayor Raymond Soliman, City Clerk Christine Vershay-Hall, City Treasurer Glen Conklin, Alderman Scott Dyke, Alderman John Vershay, Alderwoman Claudia Gazal, Alderman Darrell Jefferson, Alderperson Tina Oberlin, Alderman Mark Cipiti, Alderman Nate Albert, Alderman Joe Kubal.

Also present were: City Administrator Jim Marino, Finance Director Lisa Banovetz, Police Chief Ed Clark, City Engineer Ron Wiedeman, Director of Public Works Mark Siefert, City Attorney Mike Stiff.

Absent were: Interim Planner Maura Rigoni, Director of Information Technology Service Timothy Stinnett.

APPROVAL OF MINUTES: Mayor Soliman presented the minutes from the regular meeting held on September 19, 2022 for Council approval.

(#1) Motion by Alderwoman Gazal, seconded by Alderman Jefferson, to approve the minutes from the regular City Council meeting held on September 19, 2022 as presented.

On roll call, the vote was:

AYES: Ald. Dyke, Vershay, Jefferson, Gazal, Oberlin, Cipiti, Albert, Kubal.

NAYES: None.

ABSENT: None.

There being eight (8) affirmative votes, the MOTION CARRIED.

(71)

(83) Mayor Soliman presented the minutes from the work session held on September 26, 2022 for Council approval.

(#2) Motion by Alderman Jefferson, seconded by Alderperson Oberlin, to approve the minutes from the work session held on September 26, 2022 as presented.

On roll call, the vote was:

AYES: Vershay, Jefferson, Gazal, Oberlin, Cipiti, Albert, Kubal, Dyke.

NAYES: None.

ABSENT: None.

There being eight (8) affirmative votes, the MOTION CARRIED.

(86)

(99) Mayor Soliman asked to deviate from the regular agenda for a presentation. Mayor Soliman presented A RESOLUTION HONORING THE CREST HILL LIONS CLUB ON THE 60<sup>TH</sup> ANNIVERSARY OF THEIR SERVICE TO THE CITY OF CREST HILL. Members of the Council read the resolution.

(#3) Motion by Alderman Albert, seconded by Alderwoman Gazal, to approve A RESOLUTION HONORING THE CREST HILL LIONS CLUB ON THE 60<sup>TH</sup> ANNIVERSARY OF THEIR SERVICE TO THE CITY OF CREST HILL.

On roll call, the vote was:

AYES: Jefferson, Gazal, Oberlin, Cipiti, Albert, Kubal, Dyke, Vershay.

NAYES: None.

ABSENT: None.

There being eight (8) affirmative votes, the MOTION CARRIED.

Resolution #1157

(218)

(220) Mayor Soliman, who is also a Lion's member gave a brief speech. He presented a copy of the resolution to Lion President Jackie Gregory. Jackie Gregory gave a speech. Lion member John Dean gave a presentation on the Lion's Club and the various donations that they have made over the years which total \$97,000.00. Alderman Albert, and Scott Pointon, members of the club each gave a brief speech. Members of the Council commended the Crest Hill Lion's Club on their 60<sup>th</sup> anniversary.

CITY ATTORNEY: (941) City Attorney Mike Stiff presented AN ORDINANCE AMENDING TITLE 2 (ADMINISTRATION AND PERSONNEL), CHAPTER 2.22 (CITY ADMINISTRATOR) OF THE CREST HILL CITY CODE per the memo dated September 26, 2022 This amendment to the ordinance was discussed at a previous work session. The Attorney went over the changes that were made to the ordinance. Alderman Cipiti said that under the general duties, the third sentence, he would like "and City Council" added.

(#4) Motion by Alderperson Oberlin, seconded by Alderman Cipiti, to approve AN ORDINANCE AMENDING TITLE 2 (ADMINISTRATION AND PERSONNEL), CHAPTER 2.22 (CITY ADMINISTRATOR) OF THE CREST HILL CITY CODE per the memo dated September 26, 2022 with the addition of "and City Council" added under the general duties, the third sentence.

On roll call, the vote was:

AYES: Ald. Gazal, Oberlin, Cipiti, Dyke, Vershay, Jefferson.

NAYES: Ald. Albert, Kubal.

ABSENT: None.

There being six (6) affirmative votes, the MOTION CARRIED.

Ordinance #1926

(982)

(1060) Attorney Stiff gave the Council an update on the property located on Burry Circle that we had litigation on. A new owner took over and the house has been rehabbed. In regard to the Wilcox address where there are two houses, the rear structure is vacant, and utilities have been disconnected. It will no longer be a dwelling unit and could be used for storage. Alderperson Oberlin explained that she has gotten several complaints from residents regarding AT&T and the ability for them to be able to watch the community

channel. Is there something that can be done about this. Attorney Stiff would work with the Administrator on this issue. Alderman Dyke asked if we could do anything else with the property on Broadway so that we can get in and inspect it. Attorney Stiff explained that the property is in a land trust, and we have reached out to them. The Attorney would look into this matter further and report back to the Council.

CITY ADMINISTRATOR: (1216) City Administrator Jim Marino presented a request to Authorize the Purchase of Security Cameras and Associated Hardware from Low Voltage Solutions in the amount of \$20,498.00 per the memo dated October 3, 2022. This was discussed at a previous work session. Due to supply issues, we have been unable to get the original cameras that were to be installed. The Police Department worked with Harbour and found an alternate that will work. These are available from Low Voltage Solutions, and they have them in stock. The Administrator would like to have all of the security cameras in place prior to the staff moving into the City Center. Once the original cameras become available, we will switch them out, and we will then install the cameras from Low Voltage Solution at the Public Works facility. Discussion followed on the quality of the cameras and how they interchange.

(#5) Motion by Alderwoman Gazal, seconded by Alderman Albert, to approve a request to Authorize the Purchase of Security Cameras and Associated Hardware from Low Voltage Solutions in the amount of \$20,498.00 per the memo dated October 3, 2022.

On roll call, the vote was:

AYES: Ald. Oberlin, Cipiti, Albert, Kubal, Dyke, Vershay, Jefferson, Gazal.

NAYES: None.

ABSENT: none.

There being eight (8) affirmative votes, the MOTION CARRIED.  
(1346)

(1367) Administrator Marino presented a request for the approval of A RESOLUTION AUTHORIZING A REAL ESTATE CONTRACT FOR THE PURCHASE OF CERTAIN REAL ESTATE LOCATED IN THE CITY OF CREST HILL, WILL COUNTY, STATE OF ILLINOIS (2309 Caton Farm Road, Crest Hill) per the memo dated October 3, 2022. This was discussed at a previous work session. Administrator Marino went over the background of the request. A transfer station would be constructed on the property in preparation of the future Lake Michigan water.

(#6) Motion by Alderperson Oberlin, seconded by Alderman Albert, to approve A RESOLUTION AUTHORIZING A REAL ESTATE CONTRACT FOR THE PURCHASE OF CERTAIN REAL ESTATE LOCATED IN THE CITY OF CREST HILL, WILL COUNTY, STATE OF ILLINOIS (2309 Caton Farm Road, Crest Hill) per the memo dated October 3, 2022.

On roll call, the vote was:

AYES: Ald. Cipiti, Albert, Kubal, Dyke, Vershay, Jefferson, Gazal, Oberlin.

NAYES: None.

ABSENT: None.

There being eight (8) affirmative votes, the MOTION CARRIED.  
Resolution #1158  
(1407)

PUBLIC WORKS DEPARTMENT: (1457) Public Works Director Mark Siefert presented a request for the Approval of Pay Request #1 from Williams Brother Construction Inc. with Direction to send it to the IEPA for Approval and Disbursement per the memo dated October 3, 2022. Director Siefert went over the procedure for payment to the contractor in conjunction with the IEPA.

(#7) Motion by Alderman Cipiti, seconded by Alderwoman Gazal, to approve Pay Request #1 from Williams Brother Construction Inc. with Direction to send it to the IEPA for Approval and Disbursement per the memo dated October 3, 2022.

On roll call, the vote was:

AYES: Ald. Albert, Kubal, Dyke, Vershay, Jefferson, Gazal, Oberlin, Cipiti.

NAYES: None.

ABSENT: None.

There being eight (8) affirmative votes, the MOTION CARRIED.

(1495)

(1515) Director Siefert presented a request for Approval of Pay Request #2 from Williams Brother Construction Inc. with direction to send it to the IEPA for approval and disbursement per the memo dated October 3, 2022. This was discussed at a previous work session.

(#8) Motion by Alderwoman Gazal, seconded by Alderman Cipiti, to approve request for Approval of Pay Request #2 from Williams Brother Construction Inc. with direction to send it to the IEPA for approval and disbursement per the memo dated October 3, 2022.

On roll call, the vote was:

AYES: Ald. Kubal, Dyke, Vershay, Jefferson, Gazal, Oberlin, Cipiti, Albert.

NAYES: None.

ABSENT: None.

There being eight (8) affirmative votes, the MOTION CARRIED.

(1521)

(1539) Director Siefert asked that we disregard item #8 on the agenda as it is the same as item #9 except for the dollar amount.

(1549) Director Siefert presented a request to Approve an Agreement with Strand and Associates for the Design and Bidding Related Services for Well 14, and for the Design and Bidding of the Raw Water Transmission Main, for a not to Exceed Amount of \$158,000.00 per the memo dated October 3, 2022.

(#9) Motion by Alderman Dyke, seconded by Alderperson Oberlin, request to Approve an Agreement with Strand and Associates for the Design and Bidding Related Services for Well 14, and for the Design and Bidding of the Raw Water Transmission Main, for a not to Exceed Amount of \$158,000.00 per the memo dated October 3, 2022.

On roll call, the vote was:

AYES: Ald. Vershay, Jefferson, Gazal, Oberlin, Cipiti, Albert, Kubal, Dyke.

NAYES: None.

ABSENT: None.

There being eight (8) affirmative votes, the MOTION CARRIED.

(1563)

(1590) Director Siefert presented a request to Enter into an Agreement with Core and Main to Purchase, Install, and Implement a Fixed Base Water Meter Reading System per the memo dated October 3, 2022. This was discussed during the budget proceedings. Alderperson Oberlin asked if this system would cut down on the time we spend reading the meters. It would. You would also have a customer portal where residents can look at their usage, history, and bills.

(#10) Motion by Alderperson Oberlin, seconded by Alderwoman Gazal, to approve a request to Enter into an Agreement with Core and Main to Purchase, Install and Implement a Fixed Base Water Meter Reading System per the memo dated October 3, 2022.

On roll call, the vote was:

AYES: Ald. Jefferson, Gazal, Oberlin, Cipiti, Albert, Kubal, Dyke, Vershay.

NAYES: None.

ABSENT: None.

There being eight (8) affirmative votes, the MOTION CARRIED.

(1622)

(1684) Director Siefert presented a request to Enter into an Agreement with Sensus for use of Their Automatic Meter Reading Equipment Software per the memo dated October 3, 2022. This is for use of the Proprietary Software.

(#11) Motion by Alderman Albert, seconded by Alderperson Oberlin, to approve an Agreement with Sensus for use of Their Automatic Meter Reading Equipment Software per the memo dated October 3, 2022.

On roll call, the vote was:

AYES: Ald. Gazal, Oberlin, Cipiti, Albert, Kubal, Dyke, Vershay, Jefferson.

NAYES: None.

ABSENT: None.

There being eight (8) affirmative votes, the MOTION CARRIED.

(1701)

(1720) Director Siefert presented a request to Approve Change Order #1 with Camco Construction for the Work being Done on the Existing Theodore Street Storm Sewer for \$14,034.78 per the memo dated October 3, 2022. During excavation, a ComEd transmission line was found. We worked with the contractor to come up with a solution to this.

(#12) Motion by Alderman Dyke, seconded by Alderman Vershay, to Approve Change Order #1 with Camco Construction for the Work being Done on the Existing Theodore Street Storm Sewer for \$14,034.78 per the memo dated October 3, 2022.

On roll call, the vote was:

AYES: Ald. Oberlin, Cipiti, Albert, Kubal, Dyke, Vershay, Jefferson, Gazal.

NAYES: None.

ABSENT: None.

There being eight (8) affirmative votes, the MOTION CARRIED.

(1756)

(1776) Director Siefert announced that hydrant flushing has begun and will continue throughout the City. Flushing is being done at night.

CITY ENGINEER: (1810) City Engineer Ron Wiedeman presented A RESOLUTION APPROVING AN INTERGOVERNMENTAL AGREEMENT FOR THE INSTALLATION, MAINTENANCE AND OTHER COSTS OF ILLUMINATED STREET NAME SIGNS AT THE INTERSECTIONS ALONG WEBER ROAD AT VARIOUS LOCATIONS IN THE COUNTY OF WILL per the memo date October 3, 2022. Engineer Wiedeman went over the intersections where the signage would be placed.

(#13) Motion by Alderman Albert, seconded by Alderman Jefferson, to approve A RESOLUTION APPROVING AN INTERGOVERNMENTAL AGREEMENT FOR THE INSTALLATION, MAINTENANCE AND OTHER COSTS OF ILLUMINATED STREET NAME SIGNS AT THE INTERSECTIONS ALONG WEBER ROAD AT VARIOUS LOCATIONS IN THE COUNTY OF WILL per the memo date October 3, 2022.

On roll call, the vote was:

AYES: Ald. Cipiti, Albert, Kubal, Dyke, Vershay, Jefferson, Gazal, Oberlin.

NAYES: None.

ABSENT: None.

There being eight (8) affirmative votes, the MOTION CARRIED.

Resolution #1159

(1840)

(1867) Engineer Wiedeman presented a request to approve AN ORDINANCE APPROVING A LEASE AGREEMENT BETWEEN THE CITY OF CREST HILL AND BRT OUTDOOR, LLC REGARDING DIGITAL VIDEO DISPLAY MULTIPLE MESSAGE SIGNS per the memo dated October 3, 2022. This was discussed at a previous work session. This program involves electronic signage at no cost to the City. The City will have one slot for our advertising. Alderman Cipiti questioned the 20 years. Attorney Stiff went over the time frame.

(#14) Motion by Alderperson Oberlin, seconded by Alderwoman Gazal to approve AN ORDINANCE APPROVING A LEASE AGREEMENT BETWEEN THE CITY OF CREST HILL AND BRT OUTDOOR, LLC REGARDING DIGITAL VIDEO DISPLAY MULTIPLE MESSAGE SIGNS per the memo dated October 3, 2022.

On roll call, the vote was:

AYES: Ald. Albert, Kubal, Dyke, Vershay, Jefferson, Gazal, Oberlin, Cipiti, Mayor Soliman.

NAYES: None.

ABSENT: None.

There being nine (9) affirmative votes, the MOTION CARRIED.

Ordinance #1927

(1919)

(1998) Alderman Vershay asked if the Engineer could give a brief explanation as to why the roadwork in the City took so long as we have had residents question this. Engineer Wiedeman explained that in June there was a material handling strike that went on for 8 to 9 weeks. During this period of time contractors could not get stone for concrete or asphalt work. There are two major quarries in this area and the strike shut both of them down.

ECONOMIC DEVELOPMENT DEPARTMENT: (2076) Mayor Soliman announced that our Community Development Director resigned, and his last day was Thursday.

(2100) Mayor Raymond Soliman presented AN ORDINANCE GRANTING A SPECIAL USE PERMIT TO THE CREST HILL ZONING ORDINANCE WITH RESPECT TO CERTAIN REAL PROPERTY (PETITION OF ALANO CLUB OF JOLIET) per the memo dated October 3, 2022. This was discussed at a previous work session and also recommended for approval by the Plan Commission. Mayor Soliman went over the background of the request. There were eight conditions that were attached to the approval. John Honiotes from the Alano Club addressed the Council. The request is for an indoor civic/institutional use at 1807 Plainfield Road to hold self-help meetings such as AA etc. He went over the background of the club which has been in existence for 65 years. He went over the proposed work that will be done to the facility. Alderperson Oberlin commended the club for the work they do to help others in need. Administrator Marino said that a correction needs to be made on the date of the Plan Commission meeting, it should read August 10, 2022. Also, there are seven conditions, not eight. Mayor Soliman asked for comments or questions from the audience. There were none. Mayor Soliman read the seven conditions.

1. Shared-parking agreement with Joliet Hillcrest Shopping Center, LLC dated July 8, 2022 attached and included as Exhibit C. The requisite parking referenced in Exhibit C shall be provided at all times for the entire duration of the use and operation of said special use permit by Alano Club. If said parking agreement is terminated, Alano Club will have 60-days prior to the expiration of said parking agreement to obtain the requisite parking to satisfy the parking condition of the special use permit or the city Council may conduct a show cause hearing to determine if the special use permit should be revoked.
2. Requisite on-site and off-site parking spaces utilized or designated for use by the Alano Club shall be properly restriped.
3. The existing dog run on the south side of the building, including fencing and screening fabric, shall be removed prior to final occupancy being approved.
4. Trash/recycling receptacles shall either be screened and gated in accordance with the Crest Hill Zoning Ordinance or stored inside the building.
5. Residential occupancy is prohibited on the premises.
6. All signs or proposed signs shall comply with applicable sign code regulations of the Crest Hill Zoning Code.
7. Compliance with Plans: The development, maintenance, and operation of the Property shall be in substantial compliance with the plans and documents as submitted, except for minor changes approved by the City Administrator, the City Community & Economic Development Director, or their designee.

(2550) Mr. Honiotes agreed to the seven conditions on behalf of the club.

(#15) Motion by Alderperson Oberlin, seconded by Alderman Vershay, to approve AN ORDINANCE GRANTING A SPECIAL USE PERMIT TO THE CREST HILL ZONING ORDINANCE WITH RESPECT TO CERTAIN REAL PROPERTY (PETITION OF ALANO CLUB OF JOLIET) per the memo dated October 3, 2022.

On roll call, the vote was:

AYES: Ald. Kubal, Dyke, Vershay, Jefferson, Gazal, Oberlin, Cipiti, Albert.

NAYES: None.

ABSENT: None.

There being eight (8) affirmative votes, the MOTION CARRIED.

Ordinance #1928  
(2556)

POLICE DEPARTMENT: (2667) Police Chief Ed Clark had no agenda items for discussion.

(2673) Chief Clark announced that Trick or Treat hours will be on Monday October 31, 2022 from 4:00 p.m. to 7:00 p.m. Alderwoman Gazal asked if we could post something on our social media regarding the drugs being put in with the candy. The Chief would take care of it.

MAYOR: (2733) Mayor Soliman had no agenda items for discussion.

(273) Mayor Soliman thanked the Plan Commission for all of the work they put into the special use for the Alano Club.

(2760) Mayor Soliman informed the public that Chaney-Monge will be holding their annual Halloween parade on Monday October 31, 2022 at 1:00 p.m. We will be voting on the road closure and Public Works assistance at the next meeting.

(2789) Mayor Soliman informed the public that the annual clean up of the Memorial Garden will take place on Friday October 21, 2022 at 9:00 a.m. The rain date will be Friday October 28, 2022.

CITY CLERK: (2824) City Clerk Christine Vershay-Hall had no agenda items for discussion.

CITY TREASURER: (2830) Treasurer Conklin presented the regular and overtime payroll from September 27, 2022 through October 4, 2022 in the amount of \$244,951.28 per the memo dated October 3, 2022.

(2846) City Treasurer Glen Conklin presented the list of bills from September 27, 2022 through October 4, 2022 in the amount of \$2,048,760.27 per the memo dated October 3, 2022.

(#16) Motion by Alderperson Oberlin, seconded by Alderman Jefferson, to approve the list of bills from September 27, 2022 through October 4, 2022 in the amount of \$2,048,760.27 per the memo dated October 3, 2022.

On roll call, the vote was:

AYES: Ald. Dyke, Vershay, Jefferson, Gazal, Oberlin, Cipiti, Albert, Kubal.

NAYES: None.

ABSENT: None.

There being eight (8) affirmative votes, the MOTION CARRIED.

(2867)

UNFINISHED BUSINESS: (2904) There was no unfinished business.

NEW BUSINESS: (2907) There was no new business. Alderman Jefferson would like to put on a future work session agenda discussion on the Civil Service wording, 2.22.030 (c).



COMMITTEE/LIAISON REPORTS: (3077) There were no committee/liaison reports.

COUNCIL COMMENTS: (3085) Alderman Albert announced that October 7, 8, 2022 is the annual Lions candy day throughout the State. Members of the Crest Hill Lions will be soliciting on approved intersections on these dates. Alderman Cipiti was pleased with the amendment to Chapter 2 of the code of ordinances. Alderperson Oberlin welcomed the Alano Club to the City and congratulated the Lions Club on their anniversary. Alderwoman Gazal announced that there will be a food pantry at White Oak Library on November 5, 2022 from 10:00 a.m. to 12:00 p.m. Alderman Vershay commended the Lions on all they do for the community.

PUBLIC COMMENT: (3207) Linda Dyke addressed the Council in regard to the state of the disrepair and debris in the City. She presented pictures to the Council of the disrepair. She would like to see something done with these properties as many of them have been like this for a number of years.

(3633) Stuart Soifer asked if the City is going to be replacing all of the water meters. Director Siefert explained that the meters are currently unavailable due to the chip shortage. He went over the procedure that was in place for the replacement program. A portion of the City has already been refitted with new meters.

There being no further business before the Council, a motion for adjournment was in order.

(#17) Motion by Alderman Dyke, seconded by Alderman Vershay, to adjourn the October 3, 2022 City Council meeting.

On roll call, the vote was:

AYES: Ald. Jefferson, Gazal, Oberlin, Cipiti, Albert, Kubal, Dyke, Vershay.

NAYES: None.

ABSENT: None.

There being eight (8) affirmative votes, the MOTION CARRIED.

(3791)


The meeting was adjourned at 8:33 p.m.

Approved this 17 day of OCTOBER, 2022

As presented ✓

As amended \_\_\_\_\_

  
CHRISTINE VERSHAY-HALL, CITY CLERK

  
RAYMOND R. SOLIMAN, MAYOR