

MINUTES OF THE REGULAR MEETING
CITY COUNCIL OF CREST HILL
WILL COUNTY, ILLINOIS
November 7, 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.

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, Director of Public Works Mark Siefert, City Engineer Ron Wiedeman, Interim Planner Maura Rigoni, Police Chief Ed Clark, Finance Director Lisa Banovetz, City Attorney Mike Stiff.

Absent were: Director of Information Technology Service Timothy Stinnett.

APPROVAL OF MINUTES: Mayor Soliman presented the minutes from the regular meeting held on October 17, 2022 for Council approval.

(#1) Motion by Alderman Jefferson, seconded by Alderwoman Gazal, to approve the minutes from the regular City Council meeting held on October 17, 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.

(30)

(41) Mayor Soliman presented the minutes from the work session held on October 10, 2022 for Council approval.

(#2) Motion by Alderperson Oberlin, seconded by Alderman Jefferson, to approve the minutes from the work session held on October 10, 2022 as presented.

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.

(45)

(56) Mayor Soliman presented the minutes from the work session held on October 24, 2022 for Council approval.

(#3) Motion by Alderwoman Gazal, seconded by Alderman Vershay, to approve the minutes from the work session held on October 24, 2022 as presented.

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.

(61)

CITY ATTORNEY: (77) City Attorney Mike Stiff had no agenda items for discussion.

CITY ADMINISTRATOR: (84) Administrator Marino presented a request to Approve an Inducement Resolution Proposed Weber/Division TIF) (RR Cresthill, LLC) to Reimburse RR Cresthill, LLC for TIF Eligible Expenses in the Event that the Weber/Division TIF District is Created per the memo dated November 7, 2022. This was discussed at a previous meeting. We are currently working with a TIF representative. Alderwoman Gazal asked if this is going to delay the start of construction for the development that was discussed. It would. The TIF District has to be in place prior to the start of construction in order for the developer to qualify. This has been addressed with the developer. Alderwoman Gazal asked if we feel that the TIF will be approved. This was discussed with the representative, and it is eligible. There are several steps that we will have to go through. Alderperson Oberlin asked if the TIF would have to come before the Council for approval. It would. Alderman Vershay asked if we have a time frame for the approval. It could take roughly 5 months. We have had discussions with the developers on this. Alderman Albert asked what would happen if the TIF is not approved. The developer could ask us for some type of reimbursement for some of the costs.

(#4) Motion by Alderwoman Gazal, seconded by Alderman Vershay, to Approve AN INDUCEMENT RESOLUTION (Proposed Weber/Division TIF) (RR Cresthill, LLC) per the memo dated November 7, 2022.

On roll call, the vote was:

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

NAYES: None.

ABSENT: Ald. Albert.

There being seven (7) affirmative votes, the MOTION CARRIED.

Resolution #1150

(216)

(237) Administrator Marino presented a request to Approve Change Orders for Construction Work at the City Center in the amount of \$241,691.29 per the memo dated November 7, 2022.

(#5) Motion by Alderperson Oberlin, seconded by Alderman Dyke, to Approve Change order with Cosgrove Construction Inc. in the amount of \$34,639.00 per the memo dated November 7, 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.

(272)

(297) Mayor Soliman presented a Change order with D Kersey in the amount of \$11,062.00 per the memo dated November 7, 2022.

(#6) Motion by Alderwoman Gazal, seconded by Alderperson Oberlin, to approve a Change order with D Kersey in the amount of \$11,062.00 per the memo dated November 7, 2022.

On roll call, the vote was:

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

NAYES: None.

ABSENT: None.

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

(300)

(314) Mayor Soliman presented a Change order with P.T. Ferro in the amount of \$156,079.50 per the memo dated November 7, 2022.

(#7) Motion by Alderperson Oberlin, seconded by Alderman Jefferson, to approve a Change order with P.T. Ferro in the amount of \$156,079.50 per the memo dated November 7, 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.

(318)

(333) Mayor Soliman presented a Change order with Corsetti Structural Steel in the amount of \$5,800.00 per the memo dated November 7, 2022.

(#8) Motion by Alderwoman Gazal, seconded by Alderman Jefferson, to approve a Change order with Corsetti Structural Steel in the amount of \$5,800.00 per the memo dated November 7, 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.

(336)

(348) Mayor Soliman presented a Change order with CCI Flooring in the amount of \$27,706.79 per the memo dated November 7, 2022.

(#9) Motion by Alderperson Oberlin, seconded by Alderman Dyke, to approve a Change order with CCI Flooring in the amount of \$27,706.79 per the memo dated November 7, 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.
(353)

(367) Mayor Soliman presented a Change order with Omega Plumbing in the amount of \$5,719.00 per the memo dated November 7, 2022.

(#10) Motion by Alderwoman Gazal, seconded by Alderman Dyke, to approve a Change order with Omega Plumbing in the amount of \$5,719.00 per the memo dated November 7, 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.
(370)

(383) Mayor Soliman presented a Change order with Low Voltage Solutions in the amount of \$685.00 per the memo dated November 7, 2022.

(#11) Motion by Alderman Cipiti, seconded by Alderman Jefferson, to approve a Change order with Low Voltage Solutions in the amount of \$685.00 per the memo dated November 7, 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.
(387)

PUBLIC WORKS DEPARTMENT: (403) Public Works Director Mark Siefert presented a request to Approve AN ORDINANCE AUTHORIZING THE DISPOSAL OF SURPLUS PERSONAL PROPERTY OWNED BY THE CITY OF CREST HILL, WILL COUNTY, ILLINOIS per the memo dated November 7, 2022.

(#12) Motion by Alderperson Oberlin, seconded by Alderman Jefferson, to approve AN ORDINANCE AUTHORIZING THE DISPOSAL OF SURPLUS PERSONAL PROPERTY OWNED BY THE CITY OF CREST HILL, WILL COUNTY, ILLINOIS per the memo dated November 7, 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.
Ordinance #1933
(420)

(436) Director Siefert presented a request for the Approval of Pay Request #3 from William's Brother Construction Inc. with Direction to Send it to the IEPA for Approval and Disbursement for Total Amount of \$80,951.49 per the memo dated November 7, 2022.

(#13) Motion by Alderperson Oberlin, seconded by Alderwoman Gazal, to approve Pay Request #3 from Williams Brother Construction Inc. with Direction to Send it to the IEPA for Approval and Disbursement for Total Amount of \$80,951.49 per the memo dated November 7, 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.

(450)

(473) Director Siefert presented a request for Approval of a Notice to Award a Contract to Vissering Construction of Streator, Illinois an IEPA loan funded amount of \$50,640,000.00 per the memo dated November 7, 2022. This is for the work to be done at the West Treatment Plant. This was discussed at a previous meeting. The City received a 30 year loan at a very low percentage rate. Alderperson Oberlin thanked City Staff for all the hard work they put into this project so far.

(#14) Motion by Alderperson Oberlin, seconded by Alderwoman Gazal, to approve the Notice to Award a Contract to Vissering Construction of Streator, Illinois an IEPA loan funded amount of \$50,640,000.00 per the memo dated November 7, 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.

(575)

(566) Director Siefert announced that the 3rd annual Christmas parade will be on December 3, 2022 at 10:00 a.m. The parade route will be announced at a later date. Alderwoman Gazal asked for an update on the hiring. Director Siefert explained that we are having an issue with the salary schedule for a water operator.

CITY ENGINEER: (613) City Engineer Ron Wiedeman presented a request to Award the Contract to Austin Tyler Construction, Inc. for the Highland, and Cora Retaining Wall Project in the amount of \$102,12.00 per the memo dated November 7, 2022. He went over the background of the request and the work to be done.

(#15) Motion by Alderman Dyke, seconded by Alderman Jefferson, to Award the Contract to Austin Tyler Construction, Inc. for the Highland, and Cora Retaining Wall Project in the amount of \$102,102.00 per the memo dated November 7, 2022.

On roll call, the vote was:

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

NAYES: None.

ABSENT: None.

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

(657)

(691) Engineer Wiedeman presented a request to Approve the Relocation of a ComEd Power Pole in Conflict with Work at Highland Ave per the memo dated November 7, 2022.

(#16) Motion by Alderman Dyke, seconded by Alderman Vershay, to Approve the Relocation of a ComEd Power Pole in Conflict with Work at Highland Ave per the memo dated November 7, 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.

(702)

(718) Mayor Soliman asked if the last retaining wall needing work was at Theodore and Kelly. Engineer Wiedeman went over the list of work that still needs to be done. Alderman Kubal questioned the street light at Weber Road and Knapp Drive. It is still out. Engineer Wiedeman explained that it was turned into ComEd. Alderwoman Gazal said commented that the fire hydrants that have been painted look good. She then questioned the curbs along Borio Drive. These should be done before inclement weather sets in.

ECONOMIC DEVELOPMENT DEPARTMENT: (783) Mayor Soliman presented the Heider Property Northwest Corner of Division and Weber-Special use Plan Unit Development and Drive-Through Facilities per the memo dated November 7, 2022. Planner Rigoni went over the plan for the property. This case went before the Plan Commission and was recommended for approval. Per discussion by the Council the ordinance includes 10 conditions to be placed on the property. Tonight's approval would be subject to engineers' approval. Alderwoman Gazal questioned the additional conditions. These are stated in the attached memo to the Council. Alderman Cipiti questioned the buffering between the business and residential. What would it consist of. It would be landscaped per our ordinance. Alderman Jefferson questioned the intersection of Weber Road and Randich. Planner Rigoni explained that Randich will be extended to go north and south and is currently under review by the County. Mayor Soliman asked for comments and questions from the residents. Mr. McHenry from Gas & Wash gave a brief presentation and looks forward to becoming a part of the City. Mayor Soliman gave a brief speech. Alderman Cipiti had some concerns with additional vehicle traffic. Discussion followed on the traffic flow that will access this parcel. You are not going to service the vehicles that are on the highways. You will be servicing the vehicles that are using Weber Road or the immediate area. Alderman Albert asked if they have diesel fueling lanes. They do, which are separate from the regular pumps. Alderman Alberts concern is that cars and trucks don't mesh well when they are using the same access. We have another fueling station where the cars and large trucks are in separate areas. Also, we are introducing more truck traffic into a residential area. Another concern is the large trucks fueling and then parking to some video gaming or grab food. Mr. McHenry explained that they do not allow overnight parking of trucks and can post signs designating a time frame that trucks can be parked at the facility. He went on to discuss the cars and trucks using the same entrance. Discussion followed on the future extension of the roadway to the south of this development that will pull the truck traffic off of Division. This project is going to once again add to the number of trucks on Division. Engineer Wiedeman explained that this facility is going to take care

of vehicles that are already utilizing the routes, not add more to them. Alderman Jefferson said that he visited the location on Laraway Road and was pleased with what he saw. Alderwoman Gazal feels this facility will be a benefit to the City.

(#17) Motion by to Approve AN ORDINANCE GRANTING A SPECIAL USE PERMIT WITH RESPECT TO CERTAIN REAL PROPERTY LOCATED WITHIN THE CORPORATE BOUNDARIES OF CREST HILL (APPLICATION OF HEIDNER PROPERTIES, INC.) per the memo dated November 7, 2022.

On roll call, the vote was:

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

NAYES: None.

ABSENT: Ald. Cipiti, Albert.

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

Ordinance #1934

(1366)

POLICE DEPARTMENT: (1414) Police Chief Ed Clark had no agenda items for discussion. The reports were on file. Alderman Cipiti received a call from a residents regarding the intersection of Ardaugh and Gaylord. There is an issue with parked cars along Ardaugh blocking sight. Chief Clark would look into this and report back to the Council. Alderperson Oberlin agreed that this is an issue.

MAYOR: (1501) Mayor Raymond Soliman presented the Will County Governmental League Holiday Reception per the memo dated November 1, 2022. In the past the City has paid for the elected official. It is the responsibility of the Official to pay for a guest if they chose to bring one.

(#18) Motion by Alderperson Oberlin, seconded by Alderwoman Gazal, to approve the Will County Governmental League Holiday Reception per the memo dated November 7, 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.

(1518)

(1545) Mayor Soliman commended all of the Staff and City Council members for all of their hard work. The Staff does an outstanding job, and he appreciates their commitment to the City. The City Staff worked through Covid and kept the offices running, and the Police never missed a beat.

(1618) Mayor Soliman announced that we had the annual fall clean up of the Memorial Garden. He thanked all of the volunteers that helped make this happen. On the weekend of November 5th, the Memorial Garden stones were removed and taken to the new City Center. He thanked Preservation Monument Company for the care they took over a two day period in moving the stones. The Mayor went over the work that is being done to construct the new garden at the City Center. The Mayor also reminded everyone to thank a Veteran for their service to our Country and the sacrifices they have made.

CITY CLERK: (1783) City Clerk Christine Vershay-Hall had no agenda items for discussion.

(1786) Clerk Vershay-Hall reminded the residents that all City facilities will be closed on Friday November 11, 2022 in observance of Veterans Day. On behalf of the Clerk's Office she thanked all of the Veterans for their service and sacrifices.

CITY TREASURER: (1801) Treasurer Conklin presented the list of bills in the amount of \$1,853,468.57 per the memo dated November 7, 2022 for Council approval.

(#19) Motion by Alderperson Oberlin, seconded by Alderman Cipiti, to approve the list of bills in the amount of \$1,853,468.57 per the memo dated November 7, 2022 as presented.

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.

(1814)

(1829) Treasurer Glen Conklin presented the regular and overtime payroll from October 10, 2022 to October 23, 2022 in the Amount of \$241,600.69.

(1842) Treasurer Conklin presented the Quarterly Compensation Buy Back through October 24, 2022 in the Amount of \$19,605.73.

(1857) Alderman Cipiti asked for an update on the budget and City Center budget. Treasurer Conklin would like to see this on the next work session agenda for discussion.

UNFINISHED BUSINESS: (1891) There was no unfinished business.

NEW BUSINESS: (1893) There was no new business.

COMMITTEE/LIAISON REPORTS: (1895) Alderman Albert announced that we will be hosting the Holiday Lights Contest. Winners will be announced at the December 19, 2022 City Council meeting. Judging will take place between December 13, 2022 and December 18, 2022. Last day to submit forms is December 12, 2022.

COUNCIL COMMENTS: (1925) Alderwoman Gazal said that we have been short staffed since Covid. The current staff is trying to keep up with the daily duties and doing the best they can. She reminded everyone to get out and vote tomorrow. On November 5, 2022 we had 111 families that took advantage of the pop up pantry at the White Oak Library. She thanked everyone who participated in the event. Alderperson Oberlin commended Alderwoman Gaza for organizing the event. Alderman Vershay reminded everyone to vote. Alderman Kubal commended all of the veterans for their service. Alderperson Oberlin thanked the veterans for their service. Also, get out to vote.

PUBLIC COMMENT: (2085) Linda Dyke thanked the Chief for getting cars that have been in violation towed and to the Building Department for getting several violations taken care of.

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

(#20) Motion by Alderman Dyke, seconded by Alderman Vershay, to adjourn the November 7, 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.

(2168)

The meeting was adjourned at 8:02 p.m.

Approved this 21 day of NOVEMBER, 2022

As presented ✓

As amended _____


CHRISTINE VERSHAY HALL, CITY CLERK


RAYMOND R. SOLIMAN, MAYOR