

MINUTES OF THE REGULAR MEETING
CITY COUNCIL OF CREST HILL
WILL COUNTY, ILLINOIS
December 5, 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, Police Chief Ed Clark, Finance Director Lisa Banovetz, City Attorney Mike Stiff.

Absent were: City Engineer Ron Wiedeman, Interim Planner Maura Rigoni.

APPROVAL OF MINUTES: Mayor Soliman presented the minutes from the regular meeting held on November 21, 2022 for Council approval.

(#1) Motion by Alderwoman Gazal, seconded by Alderman Jefferson, to approve the minutes from the regular meeting held on November 21, 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.

(32)

(44) Mayor Soliman presented the minutes from the work session held on November 28, 2022 for Council approval.

(#2) Motion by Alderwoman Gazal, seconded by Alderman Vershay, to approve the minutes from the work session held on November 28, 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.

(48)

CITY ATTORNEY: (61) City Attorney Mike Stiff had no agenda items for discussion.

CITY ADMINISTRATOR: (67) City Administrator Jim Marino presented a request to Approve Change Orders for Construction at the City Center per the memo dated December

5, 2022. The first is A Change Order with Timm Electric, Inc. in the amount of \$6,740.00 per the memo dated December 5, 2022. This was discussed at a previous work session.

(#3) Motion by Alderman Dyke, seconded by Alderman Vershay, to approve A Change Order with Tim Electric, Inc. in the amount of \$6,740.00 per the memo dated December 5, 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.

(80)

(93) Administrator Marino presented A Change Order with D Kersey in the amount of \$5,484.00 per the memo dated December 5, 2022. This was discussed at a previous work session.

(#4) Motion by Alderman Jefferson, seconded by Alderwoman Gazal, to approve A Change Order with D Kersey in the amount of \$5,484.00 per the memo dated December 5, 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.

(96)

(108) Administrator Marino presented A Change Order with Metropolitan Fire Protection, Inc in the amount of \$880.00 per the memo dated December 5, 2022. This was discussed at a previous work session.

(#5) Motion by Alderperson Oberlin, seconded by Alderman Jefferson, to approve A Change Order with Metropolitan Fire Protection, Inc. in the amount of \$880.00 per the memo dated December 5, 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.

(112)

(126) Administrator Marino presented A RESOLUTION CREATING AN INTERESTED PARTIES REGISTRY CONCERNING THE PROPOSED WEBER-DIVISION REDEVELOPMENT PROJECT AREA IN THE CITY OF CREST HILL (WEBER-DIVISION TIF) per the memo dated December 5, 2022. This was discussed at a prior work session. Administrator Marino explained how the registry works.

(#6) Motion by Alderperson Oberlin, seconded by Alderman Jefferson, to approve A RESOLUTION CREATING AN INTERESTED PARTIES REGISTRY CONCERNING

THE PROPOSED WEBER-DIVISION REDEVELOPMENT PROJECT AREA IN THE CITY OF CREST HILL (WEBER-DIVISION TIF) per the memo dated December 5, 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.

Resolution #1161

(162)

(182) Alderman Cipiti asked how much of the \$750,000.00 appropriation for the City Center have we spent so far. Finance Director Banovetz did not have the exact figures. Alderman Cipiti asked if there is any additional work that has not been identified. Administrator Marino explained that we are still in the process of opening up walls, so we may see something in the future that we did not anticipate. Alderwoman Gazal asked how the salary study is progressing. This is being worked on. Director Banovetz said that we sent surveys out and are waiting to get the results back. Alderwoman Gazal would like to see this progress as we have more and more staff leaving. She is concerned that we won't have any staff left. Alderman Cipiti asked if we have an update on the Economic Development Director. Administrator Marino explained that we have interviews this week. We will bring the final candidates before the Council at the next scheduled work session. Alderman Cipiti asked that the Council be provided with the resumes, cover letters and credentials. Alderwoman Gazal asked that we have discussion on IT at the next meeting also.

PUBLIC WORKS DEPARTMENT: (293) Public Works Director Mark Siefert had no agenda items for discussion.

(298) Director Siefert thanked everyone who participated in the groundbreaking for the West Treatment Plant on Tuesday.

(313) Director Siefert thanked the residents and everyone who participated in the Holiday Parade that took place on Saturday. Alderperson Oberlin thanked Director Siefert and staff. Alderwoman Gazal also thanked Director Siefert for all of his hard work and leadership. Alderman Albert thanked everyone who participated in the event. Alderman Jefferson also commended everyone who participated. Treasurer Conklin thanked Sam Chellino and Mrs. Albert. Alderman Vershay commented that it was a happy day for everyone involved.

CITY ENGINEER: (426) There were no agenda items for discussion.

ECONOMIC DEVELOPMENT DEPARTMENT: (429) There were no agenda items for discussion. The reports were on file.

POLICE DEPARTMENT: (431) Police Chief Ed Clark had no agenda items for discussion. The reports were on file. Alderman Cipiti asked if we have an update on a safety concern he brought up at a previous meeting. Chief Clark said that he requested that the Clerk's Office put this item on a future agenda.

MAYOR: (460) Mayor Raymond Soliman presented a request to Appoint Don Seeman to the Position of Building Commissioner per the memo dated December 5, 2022. This was

discussed at a previous work session. We met with Mr. Seeman at a previous meeting and the Mayor feels that he is the most qualified candidate for the position.

(#7) Motion by Alderman Albert, seconded by Alderman Kubal, to Appoint Don Seeman to the Position of Building Commissioner per the memo dated December 5, 2022.

On roll call, the vote was:

AYES: Ald. Jefferson, Gazal, Cipiti, Albert, Kubal.

NAYES: Ald. Dyke, Vershay, Oberlin.

ABSENT: None.

There being five (5) affirmative votes, the MOTION CARRIED.

(482)

(506) Mr. Seeman addressed the Council and gave a brief speech. Members of the Council welcomed Mr. Seeman to the City. The Mayor announced that Mr. Seeman's start date would be January 16, 2023.

(526) Mayor Soliman announced that he attended the ribbon cutting at 3PT at 1695 Plainfield Road. They have done a great job rehabbing the facility.

(584) Mayor Soliman thanked Director Siefert and staff member Dan Kuban for the outdoor decorations. He also thanked Administration Clerk Thrasher for decorating the interior of the City building.

CITY CLERK: (607) City Clerk Christine Vershay-Hall had no agenda items for discussion.

CITY TREASURER: (613) Finance Director Banovetz presented the tax levy and went over the expenditures. Treasurer Conklin presented AN ORDINANCE FOR THE LEVY AND ASSESSMENT OF TAXES FOR THE FISCAL YEAR BEGINNING MAY 1, 2023 AND ENDING APRIL 30, 2024, FOR THE CITY OF CREST HILL, WILL COUNTY, ILLINOIS per the memo dated December 5, 2022.

(#8) Motion by Alderperson Oberlin, seconded by Alderman Cipiti, to approve AN ORDINANCE FOR THE LEVY AND ASSESSMENT OF TAXES FOR THE FISCAL YEAR BEGINNING MAY 1, 2023 AND ENDING APRIL 30, 2024, FOR THE CITY OF CREST HILL, WILL COUNTY, ILLINOIS per the memo dated December 5, 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.

Ordinance #1936

(659)

(679) Director Banovetz presented AN ORDINANCE ABATING THE TAX HERETO LEVIED FOR THE YEAR 2022 TO PAY THE PRINCIPAL OF AND INTEREST ON GENERAL OBLIGATION REFUNDING BANDS (WATERWORKS AND SEWERAGE SYSTEM ALTERNATE REVENUE SOURCE), SERIES 2019A, OF THE CITY OF CREST HILL, WILL COUNTY, ILLINOIS, per the memo dated December 5, 2022.

(#9) Motion by Alderman Albert, seconded by Alderperson Oberlin, to approve AN ORDINANCE ABATING THE TAX HERETO LEVIED FOR THE YEAR 2022 TO PAY THE PRINCIPAL OF AND INTEREST ON GENERAL OBLIGATION REFUNDING BANDS (WATERWORKS AND SEWERAGE SYSTEM ALTERNATE REVENUE SOURCE), SERIES 2019A, OF THE CITY OF CREST HILL, WILL COUNTY, ILLINOIS, per the memo dated December 5, 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.

Ordinance #1937

(699)

(721) Director Banovetz presented a request to approve AN ORDINANCE ABATING THE TAX HERETO LEVIED FOR THE YEAR 2022 TO PAY THE PRINCIPAL OF AND INTEREST ON GENERAL OBLIGATION BONDS (SALES TAX ALTERNATE REVENUE SOURCE), SERIES 2019B OF THE CITY OF CREST HILL, WILL COUNTY, ILLINOIS per the memo dated December 5, 2022.

(#10) Motion by Alderperson Oberlin, seconded by Alderman Jefferson, to approve AN ORDINANCE ABATING THE TAX HERETO LEVIED FOR THE YEAR 2022 TO PAY THE PRINCIPAL OF AND INTEREST ON GENERAL OBLIGATION BONDS (SALES TAX ALTERNATE REVENUE SOURCE), SERIES 2019B OF THE CITY OF CREST HILL, WILL COUNTY, ILLINOIS per the memo dated December 5, 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 #1938

(731)

(753) Treasurer Conklin thanked everyone for their work on the tax levy.

(755) Treasurer Conklin presented the list of bills in the amount of \$412,734.33 for Council approval.

(#11) Motion by Alderperson Oberlin, seconded by Alderman Jefferson, to approve the list of bills in the amount of \$412,734.33.

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.

(762)

(770) Alderwoman Gazal questioned the IIS bill on page 77. It was her understanding that the limit was \$20,000.00. Treasurer Conklin explained that this was discussed at a work session. Per the contract we paid in advance for this service.

(844) City Treasurer Glen Conklin presented the regular and overtime payroll from November 7, 2022 to November 20, 2022 in the amount of \$254,788.86. Alderwoman Gazal thanked Director Banovetz and the staff for the work they put into the tax levy.

UNFINISHED BUSINESS: (867) There was no unfinished business.

NEW BUSINESS: (869) There was no new business.

COMMITTEE/LIAISON REPORTS: (870) Alderman Albert reminded the residents that we are accepting applications for the Holiday Decorating Contest until December 12, 2022. Winners will be announced at the December 19, 2022 meeting. Judging will take place between December 13, 2022 and December 18, 2022.

COUNCIL COMMENTS: (893) Alderwoman Gazal welcomed Crusade Burgers to the City. Alderman Albert welcomed Mr. Seeman to the City staff.

PUBLIC COMMENT: (926) There were no citizens wishing to address the Council.

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

(#12) Motion by Alderman Dyke, seconded by Alderman Vershay, to adjourn he December 5, 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.

(933)

The meeting was adjourned at 7:30 p.m.

Approved this 19th day of DECEMBER, 2022

As presented ✓

As amended _____


CHRISTINE VERSHAY-HALL, CITY CLERK


RAYMOND R. SOLIMAN, MAYOR