

MINUTES OF THE REGULAR MEETING
CITY COUNCIL OF CREST HILL
WILL COUNTY, ILLINOIS
January 3, 2023

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, Alderman Darrell Jefferson, Alderwoman Claudia Gazal, 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, Administration Clerk Samantha Tilley.

Absent were: Finance Director Lisa Banovetz, City Engineer Ron Wiedeman, Interim Planner Maura Rigoni, City Attorney Mike Stiff.

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

(#1) Motion by Alderwoman Gazal, seconded by Alderman Albert, to approve the minutes from the regular meeting held on December 19, 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.

CITY ATTORNEY: There were no agenda items for discussion.

CITY ADMINISTRATOR: Administrator Marino presented a request to Approve a RESOLUTION WITH RESPECT TO A PROPOSED TAX INCREMENT FINANCE DISTRICT ESTABLISHING THE DATES FOR A PUBLIC HEARING AND JOINT REVIEW BOARD, AUTHORIZING REIMBURSEMENT OF COSTS CONCERNING THE REDEVELOPMENT OF CERTAIN PROPERTY AND OTHER MATTERS IN THE CITY OF CREST HILL (“WEBER/DIVISION TIF”) per the memo dated January 3, 2023. Administrator Marino informed the Council there is a Joint Review Board meeting scheduled for January 19, 2023 and a Public Hearing on March 6, 2023 regarding the Resolution for the TIF district.

(#2) Motion by Alderperson Oberlin, seconded by Alderwoman Gazal, to Approve a RESOLUTION WITH RESPECT TO A PROPOSED TAX INCREMENT FINANCE DISTRICT ESTABLISHING THE DATES FOR A PUBLIC HEARING AND JOINT REVIEW BOARD, AUTHORIZING REIMBURSEMENT OF COSTS CONCERNING THE REDEVELOPMENT OF CERTAIN PROPERTY AND OTHER MATTERS IN

THE CITY OF CREST HILL (“WEBER/DIVISION TIF”) per the memo dated January 3, 2023.

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.

Resolution #1162

Administrator Marino presented a request to Approve City Center Change Orders per the memo dated January 3, 2023. Administrator Marino presented a request to approve Change Order with Remcorp, Inc. for Construction Work at the City Center in the Amount of \$12,500.00 per the memo dated January 3, 2023. Alderperson Oberlin questioned the scope of work to be done by Remcorp, Inc. Administrator Marino explained the work order is related to the ADA entrances. Correcting the locations of buttons that provides access of the doors at the entrances of City Hall, Council Chambers, and the lobby of the Police Station where ADA Access, Card Readers, Employee Access, and Emergency Call buttons are located to meet ADA requirements.

(#3) Motion by Alderwoman Gazal seconded by, Alderman Jefferson to approve the Change Order with Remcorp, Inc. for Construction Work at the City Center in the Amount of \$12,500.00 per the memo dated January 3, 2023.

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.

Administrator Marino presented a request to approve the Agreement with Superior Cleaning Solutions for the Final Cleaning Work at the City Center in the Amount of \$32,020.00 per the memo dated January 3, 2023. Alderperson Oberlin questioned when the final cleaning will be done. Administrator Marino explained they will start the process in a couple of weeks and as the construction is finished each room that is completed will be closed off. Since the Police Station construction is ahead of the City Center construction the final cleaning will begin with the Police Station. Alderman Cipiti questioned if there will be more Change Orders to come since we are doing the final cleaning. Administrator Marino explained they are not doing construction work; it is mostly finish work. Alderman Cipiti asked if possible, to push off the final cleaning until all work is finished which could eliminate extra cleaning costs. Administrator Marino explained Shawn from Harbour Contractors will be responsible in knowing which room is finalized and will need the final cleaning done. Administrator Marino also explained there is always a possibility even after we move in to have something changed or work needing to be done once we start utilizing the new City Center.

(#4) Motion by Alderwoman Gazal seconded by, Alderman Albert for a request to approve the Agreement with Superior Cleaning Solutions for the Final Cleaning Work at the City Center in the Amount of \$32,020.00 per the memo dated January 3, 2023.

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.

Administrator Marino presented a request to approve the Proposal with Weathershield, LLC for Work at the City Center in the Amount of \$11,900.00 per the memo dated January 3, 2023. Administrator Marino informed the council that the total amount including all the optional caulking would be \$13,290.00. Discussion followed on the scope of the work needing to be performed by Weathershield. Members of the Council felt this work should have been done during the original installation phase.

(#5) Motion by Alderman Albert seconded by, Alderman Kubal to approve the Proposal with Weathershield, LLC for Work at the City Center in the Amended Amount of \$13,290.00 per the memo dated January 3, 2023.

On roll call, the vote was:

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

NAYES: Ald. Oberlin, Dyke, Vershay.

ABSENT: None.

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

Administrator Marino presented a request to approve the Change Order with Cosgrove Construction for Construction Work at the City Center in the Amount of \$1,400.00 per the memo dated January 3, 2023. Alderperson Oberlin questioned the Change Order. Administrator Marino explained it is for adding columns inside the entrance into City Hall to relocate and reinstall the fire alarm closer to the entrance door.

(#6) Motion by Alderman Albert seconded by, Alderman Kubal for a request to approve the Change Order with Cosgrove Construction for Construction Work at the City Center in the Amount of \$1,400.00 per the memo dated January 3, 2023.

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

NAYES: None.

ABSENT: None.

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

Alderman Dyke asked if we could contact GovHR and have them attend the next work session to discuss hiring an Interim Economic Development Director. Alderman Dyke also requested to have a discussion regarding shutting the water off on the nonconforming uses at the next work session. Alderman Oberlin asked to have the number corrected on the schedule of the waste company and if they can perhaps change the color of the trash and recycling schedule. Administrator Marino informed the Council that the schedule was provided to us by Republic Services. We have notified them and let them know about the incorrect phone number and the website has been corrected.

PUBLIC WORKS DEPARTMENT: Public Works Director Mark Siefert had no agenda items for discussion. Alderman Cipiti commended the Public Works Department for handling all the water breaks during the cold spell. Mayor Solimon also commended the Public Works Department and the Police Department on a job well done.

CITY ENGINEER: There were no agenda items for discussion.

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

POLICE DEPARTMENT: Police Chief Ed Clark had no agenda items for discussion. The reports were on file.

MAYOR: Mayor Raymond Soliman had no agenda items for discussion.

CITY CLERK: City Clerk Christine Vershay-Hall had no agenda items for discussion. City Clerk Vershay-Hall introduced Administrative Clerk, Samantha Tilley.

CITY TREASURER: Treasurer Conklin presented the List of Bills through January 4, 2023 in the amount of \$223,844.07 per the memo dated January 3, 2023 for Council approval.

(#7) Motion by Alderperson Oberlin seconded by, Alderman Jefferson to approve the List of Bills through January 4, 2023 in the amount of \$223,844.07 per the memo dated January 3, 2023 for Council approval.

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.

City Treasurer Glen Conklin presented the regular and overtime payroll from December 5, 2022 to December 18, 2022 in the amount of \$236,261.20 per the memo dated January 3, 2023.

Alderperson Oberlin requested an updated report on all expenditures of the buildings at the next work session.

UNFINISHED BUSINESS: There was no unfinished business.

NEW BUSINESS: There was no new business.

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

COUNCIL COMMENTS: There were no Council comments.

PUBLIC COMMENT: Linda Dyke addressed the Council in regard to the final cleaning of the City Center. Some of her concerns included: sealing off a room once cleaned is unacceptable and will not work.

Stuart Soifer addressed the Council in regard to the ADA compliance of the City Center. Some of his concerns included: ADA compliances not followed during installation, and the fire alarm having to be relocated on taxpayers dollars.

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

(#8) Motion by Alderman Dyke, seconded by Alderman Vershay, to adjourn the January 3, 2023 City Council meeting.

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.


The meeting was adjourned at 7:35p.m.

Approved this 16 day of JANUARY, 2023

As presented ✓

As amended _____


CHRISTINE VERSHAY-HALL, CITY CLERK


RAYMOND R. SOLIMAN, MAYOR