

MINUTES OF THE REGULAR MEETING
CITY COUNCIL OF CREST HILL
WILL COUNTY, ILLINOIS
July 17, 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, 20600 City Center Boulevard, Crest Hill, Will County, Illinois.

The Pledge of Allegiance was recited in unison. Mayor Soliman asked everyone to remain standing for a moment of silence for Ray Berard who passed away on June 17, 2023. Ray was 93 years old and was a United States Army Veteran who served in the Korean War. Ray and his wife, Norma, lived in Crest Hill for over sixty years and they both volunteered on the Crest Hill Veteran and Police Memorial Committee for twenty years. Mayor Soliman thanked them for their volunteerism and service to the City of Crest Hill. Mayor Soliman stated on behalf of the City of Crest Hill we offer our condolences to Norma and her family for the loss of Ray Berard.

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: Finance Director Lisa Banovetz, Police Chief Ed Clark, Assistant Public Work Director Blaine Kline, City Engineer Ron Wiedeman, City Attorney Mike Stiff, Deputy Clerk Karen Kozerka.

Absent were: Interim Planner Maura Rigoni, Building Commissioner Don Seeman.

Mayor Soliman asked to deviate from the regular agenda for a presentation. Mayor Soliman announced that in our audience we have the Village of Shorewood's Mayor, Mr. Clarence C. DeBold and Mr. Hugh O'Hara, the Executive Director of the Will County Governmental League, who are making a special presentation to the City of Crest Hill. Mr. DeBold explained that City of Crest Hill is one of the six communities participating in the Grand Prairie Water Commission. Mr. DeBold commented that he was selected as the initial Chair of the Grand Prairie Water Commission and on behalf of the six communities participating in the water commission who have all joined together in the Wyland's Mayors Water Challenge. Each community was asked to sign on to the pledge of water conservation by using mypledge.com encouraging our residents to conserve water. He commented that each community was rated on a per capita basis and with that said, Mr. DeBold presented the City of Crest Hill with the Wyland's Mayors Challenge Trophy. Mr. O'Hara congratulated the City of Crest Hill on the wonderful job of having the residents sign up and take the pledge to conserve water. Mayor Soliman accepted the award on behalf of the City of Crest Hill and gave a speech. He stated that he watched the results as they were taking place and seen that Crest Hill was third in the nation but in the friendly competition amongst the six communities the City of Crest Hill came out on top.

APPROVAL OF MINUTES: Mayor Soliman presented the minutes from the work session held on June 26, 2023 for Council approval per the memo dated July 17, 2023.

(#1) Motion by Alderwoman Gazal seconded by Alderman Albert, to approve the minutes from the work session meeting held on June 26, 2023 per the memo dated July 17, 2023.

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.

Mayor Soliman presented the minutes from the regular meeting held on July 3, 2023 for Council approval per the memo date July 17, 2023.

(#2) Motion by Alderman Jefferson seconded by Alderwoman Gazal, to approve the minutes from the regular meeting held on July 3, 2023 per the memo dated July 17, 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.

Mayor Soliman presented the minutes from the work session held on July 10, 2023 for Council approval per the memo dated July 17, 2023.

(#3) Motion by Alderwoman Gazal seconded by Alderman Cipiti, to approve the minutes with amendments from the work session meeting held on July 10, 2023 per the memo dated July 17, 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.

CITY ATTORNEY: City Attorney Mike Stiff requested to approve a resolution releasing the deed restriction for property located at 1919 Cora Street in the City of Crest Hill per the memo dated July 17, 2023. He commented that back in 2019 the Council passed an Ordinance declaring the property a surplus and was sold with a deed restriction stating that the old garage needed to be demolished and the new construction of a residence built no later than August of 2020, but the construction was delayed, due to Covid. Then a resolution was passed extending that ordinance to June 1, 2023 which they did not make the occupancy permit by June 1, 2023 but did receive it on June 29, 2023. This resolution would clear up the title and show that the deed restriction was met.

(#4) Motion by Alderman Albert seconded by Alderperson Oberlin, to Approve a Resolution Releasing the Deed Restriction for Property Located at 1919 Cora Street in the City of Crest Hill per the memo dated July 17, 2023.

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.

Resolution #1181

CITY ADMINISTRATOR: There were no agenda items for discussion.

PUBLIC WORKS DEPARTMENT: Assistant Director of Public Works, Blaine Kline commented that the City of Crest Hill needs to designate staff to be the responsible owner in charge of water and wastewater. He commented that there is a Memorandum of Understanding (MOU) that provides the outline for a monthly stipend to be issued for licensed operators to fulfill the necessary roll.

Assistant Director of Public Works Blaine Kline requested to approve a Memorandum of Understanding (MOU) between the City of Crest Hill and Local 150 per the memo dated July 17, 2023.

(#5) Motion by Alderperson Oberlin seconded by Alderwoman Gazal, for Approval of a Memorandum of Understanding (MOU) between the City of Crest Hill and Local 150 per the memo dated July 17, 2023.

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.

Alderperson Oberlin thanked Assistant Director of Public Works Blaine Kline for his work regarding this matter.

Assistant Public Works Director Blaine Kline requested to approve an agreement with Strand Associates for the Design and Bidding Related Services for Eastern and Western Receiving Sites at Grand Prairie Water Commission Delivery Points per the memo dated July 17, 2023.

(#6) Motion by Alderperson Oberlin seconded by Alderman Albert, to Approve an Agreement with Strand Associates for the Design and Bidding Related Services for Eastern and Western Receiving Sites at Grand Prairie Water Commission per the memo dated July 17, 2023.

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.

Mayor Soliman thanked Public Works Director, Blaine Kline, for his swift action that brought the Memorandum of Understanding (MOU) before us and thanked the cooperation

of the Operating Engineers from Local 150 for their quick response and their legal staff to turn this around very quickly.

CITY ENGINEER: City Engineer Ron Wiedeman requested to approve a resolution for an intergovernmental agreement for the maintenance and energy of traffic signals at the intersection of Weber Road (CH88) and Ryan Drive in the County of Will per the memo dated July 17, 2023.

Alderwoman Gazal commented that she would like to state her same comment from the work session meeting which was 'if we own the light, why can't we move it' for the record. City Engineer Wiedeman commented that we can, and it would be between the City of Crest Hill and the County of Will, but the cost will be 100% of the City of Crest Hills. He stated that there can be plans in the future. Alderwoman Gazal stated that she understood what would have to be done to move it, but she wanted her comment to reflect in the minutes and how she feels about this.

(#7) Motion by Alderwoman Gazal seconded by Alderman Jefferson, to Approve a Resolution for an Intergovernmental Agreement for the Maintenance and Energy of Traffic Signals at the Intersection of Weber Road (CH88) and Ryan Drive in the County of Will per the memo dated July 17, 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.

Resolution #1182

Engineer Wiedeman requested to award the contract to Gallagher Asphalt Corporation for the Prairie Avenue and Borio Drive resurfacing project in the Amount of \$354,545.22 per the memo dated July 17, 2023.

(#8) Motion by Alderman Dyke seconded by Alderman Jefferson, to Award the Contract to Gallagher Asphalt Corporation for the Prairie Avenue and Borio Drive Resurfacing Project in the Amount of \$354,545.22 per the memo dated July 17, 2023.

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 Engineer Ron Wiedeman announced that regarding the easement with Carillon Lakes he has gone out and laid out the location of the sign being proposed. He commented that there is an orange cone that gives a visual of what the center would be like with a 150' viewing as you are approaching it from the west going east in case anyone would like to look at this before it is on the next agenda.

Alderwoman Gazal asked when the project will begin on Borio. Engineer Wiedeman stated that the minimum would be about a month, towards August or September once contracts get executed.

ECONOMIC DEVELOPMENT DEPARTMENT: City Attorney Mike Stiff requested to approve an ordinance granting special use permit with respect to certain real property located within the corporate boundaries of Crest Hill (Application of MIF Crest Hill Business Park) per the memo dated July 17, 2023. Attorney Stiff stated that MIF Crest Hill Business Park is not a corporate name, it is the name of the project. Attorney Stiff also stated that the Plan Commission had a favorable vote on June 21, 2023. This is an identical project that was proposed last year and had a favorable outcome with the Plan Commission under the property we refer to as the Indeck property.

Attorney Stiff asked for approval to replace Midwest Industrial Funds Inc. wherever MIF Crest Hill Business Park appears in the document.

Mayor Soliman asked the representatives from Midwest Industrial Funds Inc. if they are in agreement with the ten (10) conditions listed. It was stated that they are in agreement with the ten (10) conditions outlined in Exhibit A.

(#9) Motion by Alderman Vershay seconded by Alderman Jefferson, to Approve an Ordinance Granting Special Use Permit with Respect to Certain Real Property Located within the Corporate Boundaries of Crest Hill along with the ten (10) conditions (Application of MIF Crest Hill Business Park) per the memo dated July 17, 2023.

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 #1957

City Attorney Mike Stiff requested to approve a resolution approving a cost sharing agreement by and between the City of Crest Hill, Will County, Illinois, and Midwest Industrial Funds, Inc. for tap-on fees to be paid by Midwest Industrial Funds, Inc. in the amount of \$83,578.83 per the memo dated July 17, 2023.

(#10) Motion by Alderperson Oberlin seconded by Alderwoman Gazal, to Approve a Cost Sharing Agreement by and between the City of Crest Hill, Will County, Illinois, and Midwest Industrial Funds, Inc. per the memo dated July 17, 2023.

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 #1183

Midwest Industrial Funds, Inc. approached the podium and thanked the City Council and the City of Crest Hill for their support of this project and look forward to working with the City of Crest Hill.

Mayor Soliman welcomed Midwest Industrial Funds, Inc. to the City of Crest Hill and looks forward to the amazing quality of their work.

POLICE DEPARTMENT: Police Chief Ed Clark stated he had no items on the agenda but is willing to entertain any questions.

Alderwoman Gazal asked if there is a report regarding the doorbell issues? Chief Clark commented there has been reports of ‘ding dong ditchers’ in Arbor Glen and Remington Subdivisions at all hours of the evening. He stated it is children and the Police Department is trying to identify where they are coming from. He stated the Police Department is aware of it and is providing extra patrol and are working on it and hopefully this activity will subside before someone gets hurt.

MAYOR: Mayor Soliman stated he had no agenda items for discussion but wanted to thank the Mayor of Shorewood, Mr. C. C. DeBold and the Executive Director, Mr. H. O’Hara from the Will County Governmental League for presenting the trophy to the City of Crest Hill and stated it was very appreciative.

CITY CLERK: City Clerk Christine Vershay-Hall requested approval to reimburse Gusto’s Bar & Grill and Paddy’s the \$5.00 permit fee for their recent special event since the change to the special events permit fee per the memo dated July 17, 2023.

Alderwoman Gazal asked why this must come to the Council? City Clerk Vershay-Hall commented that it is an expenditure of money.

Alderman Cipiti asked if there were only two since January 1, 2023. City Clerk Vershay-Hall commented that there were just two.

Alderwoman Gazal said we are not changing the Ordinance, correct? City Clerk Vershay-Hall and Attorney Stiff stated that the ordinance was suspended, not changed.

Alderman Albert stated that we suspended the ordinance after the two events had paid, so he feels we should leave that alone. He stated that going forward we suspended the ordinance not two months ago.

City Clerk Vershay-Hall stated that it is the Council’s decision, but she does not feel that it is right to not refund the fee.

(#11) Motion by Alderman Vershay seconded by Alderman Jefferson, for Approval to Reimburse Gusto’s Bar & Grill and Paddy’s the \$5.00 Permit Fee for their Recent Special Event per the memo dated July 17, 2023.

On roll call, the vote was:

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

NAYES: Ald. Gazal.

ABSTAIN: Ald. Albert.

ABSENT: None.

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

City Clerk Christine Vershay-Hall announced our City-Wide Garage Sale will be Thursday, August 17, 2023 through Sunday, August 20, 2023. Maps and lists will be available online and at the City Center on August 16, 2023. You will need to have a permit and the cost of the permit is \$5.00 and can be purchased at the Clerk's Office, Monday through Friday from 8:00a.m. to 4:30p.m.

CITY TREASURER: City Treasurer Glen Conklin requested to approve a resolution amending section 4 (hours of work and overtime) and section 9.2 (city vehicles, equipment & facilities) of the City of Crest Hill Employee Handbook per the memo dated July 17, 2023.

Alderman Albert questioned the second paragraph of the resolution, where it states the handbook is administered and periodically reviewed by the City's Employee Relations Manager under the direction of the City Treasurer. He stated he was under the impression that when that person is working as the Relations Manager, he or she is under the direction of the City Administrator and when he or she is acting as an Assistant to the Finance Director then he or she would be under the City Treasurer and asked if someone can clarify this for him. Treasurer Conklin asked if Alderman Albert had a suggestion on how he would like it phrased. Alderman Albert commented if that person is acting as the Employee Relations Manager, she is acting under the City Administrator. The City Treasurer commented that that is not the case by your city ordinance.

(#12) Motion by Alderman Dyke seconded by Alderperson Oberlin, to Approve a Resolution Amending Section 4 (Hours of Work and Overtime) and Section 9.2 (City Vehicles, Equipment & Facilities) of the City of Crest Hill Employee Handbook per the memo dated July 17, 2023.

On roll call, the vote was:

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

NAYES: Ald. Albert.

ABSENT: None.

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

Resolution #1184

City Treasurer Glen Conklin presented the list of bills through July 18, 2023 in the amount of \$927,609.10 for Council approval per the memo dated July 17, 2023.

(#13) Motion by Alderperson Oberlin seconded by Alderman Vershay, to Approve the List of Bills through July 18, 2023 in the Amount of \$927,609.10 for Council Approval per the memo dated July 17, 2023.

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.

City Treasurer Glen Conklin presented the regular and overtime payroll from June 19, 2023 through July 2, 2023 in the amount of \$256,687.01 per the memo dated July 17, 2023.

City Treasurer Glen Conklin commented that he received a resignation letter late in the afternoon today and would like the Council's consideration for a brief executive 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: Many Council members wished Mayor Soliman a belated Happy Birthday.

Alderswoman Gazal announced that Wednesday, July 19, 2023 is the 'Meet at the Park' at the Renaissance Crossing which is located at Zausa Drive at 6:00p.m. There will be hotdogs and 'Touch a Truck' there as well. She also thanked the Police Department and Assistant Director Blaine Kline for all the work they put into this.

Aldersperson Oberlin thanked Assistant Director Blaine Kline and the Public Works for all their work with the voting for ways to conserve water. She also thanked the residents for taking the time to participate. She thanked Alderswoman Gazal for posting and getting people involved to take the pledge.

Alderman Albert announced the Lions Luau is Sunday, September 3, 2023 at St. Joe's Park and will be from 12:00p.m. to 10:00p.m.

PUBLIC COMMENT: There was no public comment.

Mayor Soliman informed the Council that there was a need for an executive session on personnel 5 ILCS 120/2(c)(1).

(#14) Motion by Aldersperson Oberlin seconded by Alderman Cipiti to go into executive session on personnel 5 ILCS 120/2(c)(1).

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.

Executive Session 7:41 p.m.

(#15) Motion by Aldersperson Oberlin seconded by Alderman Cipiti to reconvene from the executive session on personnel 5 ILCS 120/2(c)(1).

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.

Reconvened 9:00 p.m.

There being no further business before the Council, and no action needed from the executive session, a motion for adjournment was in order.

(#16) Motion by Alderman Dyke seconded by Alderman Vershay, to adjourn the July 17, 2023 Council meeting.

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.

The meeting was adjourned at 9:01 p.m.

Approved this 7 day of AUGUST, 2023

As presented ✓

As amended _____


CHRISTINE VERSHAY-HALL, CITY CLERK


RAYMOND R. SOLIMAN, MAYOR