

MINUTES OF THE REGULAR MEETING
CITY COUNCIL OF CREST HILL
WILL COUNTY, ILLINOIS
September 5, 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 Phyllis J. Powell. Phyllis was a lifelong resident of Crest Hill and was the first to volunteer for anything. She was a member of St. Peter Lutheran Church, Crest Hill Women's Civic League, Lady's Auxiliary of Post 1080, Lady's Auxiliary of VFW Cantigny Post 367 and one of the last living original members of the Crest Hill Veterans & Police Memorial Committee that was formed in 1988. She is survived by her son Joe Wray Powell, and her daughter Launda Rae Powell and two grandchildren. The City of Crest Hill thanks her for her volunteerism and we give our condolences to the Powell family on their loss.

Mayor Soliman announces that we have a special guest in the audience, Lead Pastor Jake Bradley, and members from Good Shephard Church located at 2437 Plainfield Road. Mayor Soliman asked Pastor Jake to lead us in an opening prayer. Pastor Jake approached the podium and lead us in a prayer.

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 (7:14p), Alderman Joe Kubal.

Also present were: Police Chief Ed Clark, Assistant Public Work Director Blaine Kline, City Engineer Ron Wiedeman, Finance Director Lisa Banovetz, City Attorney Mike Stiff, Administrative Clerk Samantha Tilley.

Absent were: Consulting Manager Steve Gulden, Interim Planner Maura Rigoni.

Mayor Soliman announced that our Consulting Manager, Steve Gulden, is excused from the meeting. He also announced that Alderman Albert would also be excused if he could not make it or is late to the meeting.

APPROVAL OF MINUTES: Mayor Soliman presented the minutes from the regular meeting held on August 21, 2023 for Council approval per the memo dated September 5, 2023.

(#1) Motion by Alderwoman Gazal seconded by Alderman Jefferson, to approve the minutes from the regular meeting held on August 21, 2023 per the memo dated September 5, 2023.

On roll call, the vote was:

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

NAYES: None.

ABSENT: Ald. Albert

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

Mayor Soliman asked to deviate from the regular agenda to the Mayor's Report for the Proclamation for Constitution Week of September 17th through September 23rd, 2023 in the City of Crest Hill. Mayor Soliman asked ward one and ward two to read the Proclamation. The Proclamation was read.

(#2) Motion by Alderperson Oberlin seconded by Alderman Jefferson, to Approve the Proclamation for Constitution Week September 17th – 23rd, 2023 per the memo dated September 5, 2023.

On roll call, the vote was:

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

NAYES: None.

ABSENT: Ald. Albert

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

Mayor Soliman announced that we have another special guest in the audience, Pat Decker, from the Daughters of the American Revolution, to accept the Proclamation. Every year we have been honoring the Daughters of the American Revolution with Constitution Week. Mayor Soliman presents the Proclamation to Pat Decker at the podium. Pat Decker thanked Mayor Soliman and the Crest Hill board for allowing them to come and accept the Proclamation to promote Constitution Week September 17 – 23, 2023. Pat commented that she is a member of the Louis-Joliet Chapter of the Daughters of the American Revolution and a resident of Crest Hill. She explained the purpose of the mission with the Daughters of the American Revolution is to perpetuate the memory and spirit of the men and women who achieved the American Independence in 1776. She commented that they promote the education of the Constitution in our schools, libraries, and city halls. She also explained the posters for the students they give out in the classrooms along with the kits that they hand out to students in seventh and eighth grade who are studying for the Constitution test. Pat thanked the City of Crest Hill for all its support.

Alderperson Oberlin thanked Pat Decker for her work and volunteerism.

Alderwoman Gazal thanked Pat Decker for all her work and stated the Constitution is a powerful thing as it reads in the first three words, 'We the People'. She also explained how freedom of speech and religion is a very powerful thing. She stated she is so blessed and thankful to be in this Country with the Constitution.

Alderman Dyke thanked Pat Decker and all the ladies involved for what they do for schools and students to commemorate the signing of the Constitution.

Alderman Vershay thanked Pat Decker and all the ladies and commented how dedicated they are at this.

Mayor Soliman announced that we have members from Good Shephard Church here to celebrate their 150th Anniversary. Mayor Soliman asked the Council members to read the Proclamation. The Proclamation was read.

(#3) Motion by Alderwoman Gazal seconded by Alderman Dyke, to approve the Proclamation Celebrating the 150th Anniversary of the Church of the Good Shepherd ECC per the memo dated September 5, 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.

Mayor Soliman commented that we are certainly proud to have the Church of Good Shephard here in Crest Hill and look forward to a long relationship between the City of Crest Hill and Good Shephard Church.

Mayor Soliman presented the Proclamation to Pastor Jake at the podium. Pastor Jake thanked the mayor, and the City Council for the special honor. Pastor Jake commented that he has been a pastor at Good Shephard for twenty-one years. He commented that Crest Hill has been his home where he raised his family.

Pastor Jake continued reading a gospel story regarding the greatest commandment which is 'Love the Lord to God with all your heart, soul, mind, and strength'. Pastor Jake explained that a second line was added in the gospel stating to Love Your Neighbor as Yourself. He commented that they at Good Shephard try to Love Thy Neighbor and feels that is what our City, County, State, Country, and the World need to do is learn to love one another.

He commented how the church was founded by Swedish Immigrants in 1870 when they immigrated to the Country where the City of Joliet welcomed them and they started to worship in a home in 1873 and then eventually built a church, First Calvary Covenant, on Clay Street and then in the 1930s they moved to an unincorporated area of Will County which is now Crest Hill. This is where they began Six Corners Chapel which turned into the Calvary Covenant Church, and then in 1960 they built the building that is now the Church of Good Shephard located at 2437 Plainfield Road. In 1970 First Calvary Covenant on Clay Street and Calvary Covenant Church combined and formed the Church of Good Shephard.

Several members of the City Council congratulated Pastor Jake and the parishioners.

Mayor Soliman asked any of the church members in the audience if they would like to approach the podium and make a comment. Parishioner Jan Coleman commented that she grew up in Crest Hill and recognizes a few of the City Council members who had participated in the Vacation Bible School and Bible Clubs. She thanked the City of Crest Hill for honoring the Church with the Proclamation.

Mayor Soliman asked to deviate from the regular agenda to the Public Work's Department for the Grand Prairie Water Commission update with Theresa O'Grady from CMT and Chris Ulm from Strand & Associates.

Theresa O'Grady from Crawford, Murphy, and Tilly (CMT) on behalf of the Grand Prairie Water Commission approached the podium to provide an update on the Alternative Water

Source Program. She discussed the program background, accomplishments, and the path to completion. She commented that the groundwater sources in the region that has been used for over 100 years are in jeopardy. She stated that after studies it was decided the best sustainable, reliable, high quality water source for our region is to purchase treated Lake Michigan water from the City of Chicago and pump to the southwest suburbs for distribution. The six communities in our region are: Joliet, Romeoville, Crest Hill, Shorewood, Minooka, and Channahon. These communities decided to work together and approve a preliminary agreement regarding the formation of a regional water commission of February 2022. Since 2021 there has been significant progress for the formation of the water commission. Crest Hill's final hearing was on August 30th, 2023. Once permit allocations are obtained and the members reach consensus on the commission documents the water commission can form which is anticipated to occur in 2024. In April 2023, the Water Supply Agreement was achieved between Chicago and Joliet.

Currently the program team is working on final design of the improvements and by the end of 2023 it is anticipated that a few of the improvements at the connection of Chicago will be nearing 90% design completion. The beginning of construction will start in 2024.

The Baseline Program Schedule and Budget will be established and is important for a program with this magnitude, so the program can be managed. The status and progress will be regularly compared to the baseline program schedule and budget and reevaluated annually by the Grand Prairie Water Commission by the Board of Commissioners to determine if modification is required. This Baseline Program schedule defines the sequence of work and milestones that must be met to successfully deliver water by 2030. The Baseline Program budget represents the total projected cost of the program in dollars at the time spent and includes all costs associated with design, construction, issuance of financing of all commission owned infrastructure. There has been considerable effort in establishing the baseline program schedule in putting procedures in place to track report on progress to be kept on time to deliver the new water source. Final Design, bidding and construction schedule established for each work package to be completed by December 31, 2029 to allow for start-up and testing to begin on January 1, 2030 with targeting May 2030 for water delivery to commission members.

The Baseline Program Budget includes budget inputs and budget considerations which gives you the baseline budget. She commented that one of the biggest considerations defining the program budget is the consideration of recent material cost increases. Consideration of cost escalation was figured in at 4.0% per year (2023-2030). She stated that the baseline program budget including the budget inputs and budget considerations which comes to \$1.446 billion.

Funding sources for commission debt service was explained.

Adoption of the Baseline Program Schedule and Budget is a major milestone in the progress of the Alternative Water Source Program. The Baseline Budget and Schedule, together with the Chicago Water Supply Agreement, members' progress toward receipt of Allocation permits, and plans for Commission formation, position the GPWC well for beginning construction in 2024 and progressing delivery of Lake Michigan water by 2030.

Mayor Soliman asked the City Council members if there were any questions.

Alderman Vershay asked if this main will be large enough for all their services? Theresa responded and explained that the main is being sized for the members current demand and future build-out demand. She also commented that the only way communities would be able to join in the future is if one of the current communities' members did not use their capacity that they are currently projecting.

City Treasurer Glen Conklin commented when the studies were done to determine whether this was the cheapest route to go, the preliminary study stated this was \$60,000,000.00, and we are not there today. Theresa stated if you take what was done with the cost estimates and the basis of design that was attached to the preliminary agreement that all the members signed which is projected in 2020 dollars and use the cost escalation and project it to the midpoint construction gave an amount of approximately \$1 billion, which is about 35% or so higher. Treasurer Conklin commented that sixty to one hundred is not thirty-five percent. Theresa commented that she is looking at the overall cost of everything contemplated as part of the basis of design.

Chris Ulm from Strand & Associates added that financing was mentioned tonight and that we are going after an IEPA low interest loan which will give us principal forgiveness on the wastewater treatment plant which will help offset some of this. Treasurer Conklin commented on a small portion of those costs, a very small portion. He also commented that we are not looking at a 35% increase, it is a 50% increase.

Alderman Vershay asked if there will be one pumping station or two? Theresa commented that there will be an intermediate pumping station and standpipe in the Lemont area and then there will be an intermediate standpipe in the Shorewood area. She commented that the Shorewood area standpipe will not have a full flow pump station, but it will by 2050. Chris commented that there is a pumping station in Chicago at 84th and Kedvale. Theresa commented that at the Chicago connection there is a low service pump station that pumps water out of the tunnel and into a storage tank and has an air gap between the commission system and the Chicago system, and there is a high-pressure pump station that will pump it out of the reservoir to this area. The tank proposed at Oakland and Caton Farm Road (Well #10) will have pumping station to deliver to the two zones and then at 1205 & 1209 Caton Farm Road will be a receiving station where chemicals can be adjusted, and the Commission will have enough pressure in the water to deliver to the low zone. Peach and Gaylord might become another small tank and pumping site if the city continues to grow along with water demands. Chris commented that water demands are declining as we go with all the water saving features.

Alderman Vershay asked if this would go directly to Lake Michigan? Theresa stated that it is connecting to the City of Chicago in their tunnel system which has treated water from the Eugene Sawyer water purification plant that receives water from Lake Michigan and is treated then flows by gravity through the tunnel system and the tunnels go out to the southwest pumping station in Chicago and then we intercept the tunnel system at this location. Chris commented that this pipe intercepting is dedicated to the six communities and no other communities take off that, as it goes through the communities it will drop off the water supply designated to each community. He also stated that Crest Hill is second in line to receive the water.

Alderman Albert asked if the majority or the route is it on public right-a-way or private property? Theresa commented that part of the water commission act allows the commission to use public right-a-way with public notice to the entity and the majority is along public right-a-way.

CITY ATTORNEY: City Attorney Mike Stiff requested to Approve a Resolution Approving an Employee Leasing Agreement by and between the City of Crest Hill and GovTempsUSA, LLC per the memo dated September 5, 2023.

(#4) Motion by Alderperson Oberlin seconded by Alderwoman Gazal, to Approve a Resolution Approving an Employee Leasing Agreement by and between the City of Crest Hill and GovTempsUSA, LLC per the memo dated September 5, 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 #1188

Mayor Soliman commented that Ronald Mentzner was here last week for questions and answers from the City Council. He commented that Ronald Mentzner has thirty years of experience with the City of Warrenville, where he was the Community and Economic Development Director, and he has background knowledge with TIF Districts, and he feels he is a good fit for the City of Crest Hill.

Ronald Mentzner approached the podium and thanked the mayor and City Council for the opportunity to be part of the Crest Hill team. He stated he is committed to using his almost thirty-five years of experience with local government and primarily in Community Economic Development to help make a positive impact on the City of Crest Hill.

Many Council members welcomed Ronald Mentzner to the City of Crest Hill.

Mayor Soliman informed everyone that Ronald Mentzner's first day will be September 11, 2023.

Attorney Mike Stiff informed the City Council that he attended the eviction proceeding for 1907 Kelly and the Judge extended the eviction order that was entered last year. Attorney Stiff also stated that he has a call to the attorney to find out when the order will be sent to Will County and Police Chief Ed Clark will follow up with Will County to make sure it is executed.

CITY ADMINISTRATOR: There were no agenda items for discussion.

PUBLIC WORKS DEPARTMENT: Public Works Assistant Director Blaine Kline informed the City Council that he has spoken to K & D Landscaping regarding the bushes

and they are covered under the warranty and will be removed the first week of October and replaced with Lilacs.

Alderman Dyke asked if we could get some signs outside by the parking lot to direct people where the Police Department is. He commented that he keeps hearing people coming to the City Hall looking for the Police Department. Engineer Ron Wiedeman commented that we are in the process of making the stone monuments now. The scheduled delivery date will be sometime in October.

Alderman Cipiti asked if we can also add signage to the door that says Police Department. Assistant Director Kline commented that they put the letters/signage for each department up about three weeks ago.

CITY ENGINEER: City Engineer Ron Wiedeman informed the City Council that September 5th and September 6th Caton Farm Road from Weber to Six Corners will be patched and it will be shut down to one lane and can have delays. He commented that it will be completed September 6th. Alderwoman Gazal asked if we could put another notice on Facebook. Engineer Wiedeman commented that he can do that.

Alderman Dyke thanked the Building Commissioner Don Seeman for following through and being able to get the home located at 1724 Broadway torn down. This home was boarded up since it had caught fire and had been an eyesore and now, we no longer have that eye sore.

Alderwoman Gazal commented that she is amazed with Commissioner Don Seeman and all his hard work with cleaning up the city.

ECONOMIC DEVELOPMENT DEPARTMENT: There were no agenda items for discussion.

POLICE DEPARTMENT: There were no agenda items for discussion.

Alderwoman Gazal asked if there were any updates on the signs. Police Chief Ed Clark commented that he has been talking to Mr. Rodriguez and will be bringing to the City Council the cost of the stop signs and seeing if that is something the City Council will want to do.

MAYOR: Mayor Soliman announced that we have another Proclamation for National Rail Safety Week for September 18th - 24th, 2023. The Proclamation was read.

(#5) Motion by Alderperson Oberlin seconded by Alderman Jefferson, to Approve the Proclamation for National Rail Safety Week September 18th – 24th, 2023 per the memo dated September 5, 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.

Aldersperson Oberlin commented that this is very personal to her since she lost a cousin who was killed at a railroad crossing, unfortunately, it was suicide which we could not prevent but we can be as safe as we can for other people.

CITY CLERK: City Clerk Christine Vershay-Hall requested Approval of Block Party for 21503 Loch Lane which is scheduled for October 7, 2023. They would like to close off Loch Lane to Abbey Lane to Prestwick Drive.

(#6) Motion by Alderman Albert seconded by Alderman Jefferson, for Approval of Block Party for 21503 Loch Lane – Scheduled for October 7, 2023 per the memo dated September 5, 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.

Alderswoman Gazal directed a comment to City Clerk Christine Vershay-Hall that it was brought to her attention that legislators were at City Center, and she stated that next time they would like to come to make sure to invite the City Council. They would have liked to know that they were at City Center. She commented that it should be the Council's choice if they would like to attend. She stated that it is important to keep a good relationship with our State Representatives and Legislators and it doesn't matter if we vote for them or like them. City Clerk Christine Vershay-Hall commented that they did not tour City Hall that they just went through the Police Department. Alderswoman Gazal commented saying, regardless, the Council was not given the opportunity and she stated that she is asking nicely next time to notify the City Council. She also commented that it is the City Council's decision and not anyone else's decision.

CITY TREASURER: City Treasurer Glen Conklin presented the list of bills through September 6, 2023 in the amount of \$2,088,113.40 for Council approval per the memo dated September 5, 2023.

(#7) Motion by Aldersperson Oberlin seconded by Alderman Jefferson, to Approve the List of Bills through September 6, 2023 in the Amount of \$2,088,113.40 for Council Approval per the memo dated September 5, 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 Treasurer Glen Conklin presented the regular and overtime payroll from August 14, 2023 through August 27, 2023 in the amount of \$241,453.73 per the memo dated September 5, 2023.

Aldersperson Oberlin wished Treasurer Glen Conklin a Happy Birthday.

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: Aldersperson Oberlin welcomed Ronald Mentzner to the City of Crest Hill.

Alderswoman Gazal welcomed Ronald Mentzner to the City of Crest Hill. She also commented that we should not forget the words of Pastor Jake which was to love your neighbors even though some of us can't stand one another but remember the word of Christ.

Alderman Vershay congratulated Ronald Mentzner.

Alderman Dyke welcomed Ronald Mentzner and stated he is looking forward to working with him and seeing how he can help move the city forward.

PUBLIC COMMENT: There were no public comments.

Mayor Soliman asked City Attorney Mike Stiff if there was a need for an executive session and Alderswoman Gazal informed the Council that there is a need for an executive session on personnel 5 ILCS 120/2(c)(1) and litigation 5 ILCS 120/2(c)(11).

(#8) Motion by Alderswoman Gazal seconded by Aldersperson Oberlin to go into executive session on personnel 5 ILCS 120/2(c)(1) and litigation 5 ILCS 120/2(c)(11).

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.

Executive Session 8:18 p.m.

(#9) Motion by Alderman Cipiti seconded by Aldersperson Oberlin, to reconvene from the executive session on personnel 5 ILCS 120/2(c)(1) and litigation 5 ILCS 120/2(c)(11).

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.

Reconvened 9:14 p.m.

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

(#10) Motion by Alderman Dyke seconded by Alderman Vershay, to adjourn the September 5, 2023 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.

The meeting was adjourned at 9:15p.m.

Approved this 18 day of SEPTEMBER 2023

As presented _____

As amended ✓


CHRISTINE VERSHAY-HALL, CITY CLERK


RAYMOND R. SOLIMAN, MAYOR