

MINUTES OF THE REGULAR MEETING
CITY COUNCIL OF CREST HILL
WILL COUNTY, ILLINOIS
October 16, 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 Raymond Soliman asked everyone to remain standing after the Pledge of Allegiance.

Mayor Soliman stated that our World has seen a lot of tragedy in the recent days, and we would like to extend our condolences to the people of Israel and to the people of Gaza. He commented that nearly 3,000 people have been killed and a lot of them were women and children. Mayor Soliman asked that if you pray, he asked that you pray for peace in the World, and Peace in the Middle East. He also commented that closer to home in Plainfield Township there was a tragedy that occurred. He also asked to remember in our prayers six-year-old, Wadea Al-Fayoume, who was tragically killed and his mother, Hanaan Shahin, who is in critical condition. Mayor Soliman asked for a moment of silence for them and all those who have tragically lost their lives including the first responders who witnessed the tragedies.

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: Interim Management Consultant Steve Gulden, Police Chief Ed Clark, City Engineer Ron Wiedeman, Finance Director Lisa Banovetz, Interim Director of Community Development Ron Mentzer, Interim Employee Relations Manager Dave Strahl, City Attorney Mike Stiff, Deputy Clerk Karen Kozerka.

Absent were: Assistant Public Work Director Blaine Kline, Building Commissioner Don Seeman, Interim Planner Maura Rigoni.

APPROVAL OF MINUTES: Mayor Soliman presented the tabled minutes from the regular meeting held on August 28, 2023 for Council approval per the memo dated October 16, 2023.

(#1) Motion by Alderwoman Gazal seconded by Alderman Jefferson, to Approve the Tabled Minutes from the Regular Meeting Held on August 28, 2023 per the memo dated October 16, 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 Work Session meeting held on September 25, 2023 for Council approval per the memo dated October 16, 2023.

(#2) Motion by Alderman Albert seconded by Alderman Jefferson, to Approve the Minutes from the Work Session Meeting Held on September 25, 2023 per the memo dated October 16, 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 Regular meeting held on October 2, 2023 for Council approval per the memo dated October 16, 2023.

(#3) Motion by Alderwoman Gazal seconded by Alderman Albert, to Approve the Minutes from the Regular Meeting Held on October 2, 2023 per the memo dated October 16, 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 presented the minutes from the Work Session meeting held on October 9, 2023 for Council approval per the memo dated October 16, 2023.

(#4) Motion by Alderman Jefferson seconded by Alderwoman Gazal, to Approve the Minutes from the Work Session Meeting Held on October 9, 2023 per the memo dated October 16, 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.

Alderwoman Gazal thanked the Clerk's Office staff for providing all the minutes that were behind.

CITY ATTORNEY: City Attorney Mike Stiff requested to approve a resolution approving a new policy regarding attendance at weekly staff meetings called by the City Administrator per the memo dated October 16, 2023. This is regarding the staff meetings that are called by the City Administrator. Attorney Stiff commented that he worked with the Interim Management Consultant Steve Gulden to establish a policy which is included in the resolution that basically states no elected officials are to attend except in the absence of the City Administrator or if that position is vacant.

(#5) Motion by Alderwoman Gazal seconded by Alderperson Oberlin, to Approve a Resolution Approving a New Policy Regarding Attendance at Weekly Staff Meetings Called by the City Administrator per the memo dated October 16, 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 #1189

CITY ADMINISTRATOR: Interim Management Consultant Steve Gulden requested to approve the creation of a new position and proceed with the hiring of a Communication Specialist per the memo dated October 16, 2023. Steve commented that the recommended salary for this position is between \$55,000.00 and \$70,000.00 per Council direction.

Alderperson Oberlin asked if the job description specifically states the cable scroll. Steve commented that it does not, but he will make sure it is added to state cable scrolls and media channels.

(#6) Motion by Alderman Albert seconded by Alderperson Oberlin, to Approve the Creation of a New Position and Proceed with the Hiring of a Communication Specialist per the memo dated October 16, 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.

Interim Management Consultant Steve Gulden commented that the two executive sessions tonight are for personnel and threatened and pending litigation, but we would like to remove the threatened and pending litigation. He commented that they are not sure the subject matter is appropriate for the executive session, and we will discuss this internally with the city attorney and the Council member who asked for this session. This session is in regard to a piece of property located across the street from the City Center which is not compliant with ordinances that were passed several years ago.

Alderwoman Gazal commented that she realized the email regarding the ribbon cutting and open house was not sent to all the staff to invite them for this Saturday, October 21, 2203. Steve commented he will do that.

PUBLIC WORKS DEPARTMENT: Mayor Soliman commented that the Assistant Public Works Director Blaine Kline went home ill this afternoon and there are no agenda items for discussion.

CITY ENGINEER: City Engineer Ron Wiedeman requested to execute a proposal with Safe Step, LLC for a small pilot sidewalk program that will evaluate, and repair identified locations for not to exceed an amount of \$36,360.00 per the memo dated October 16, 2023.

(#7) Motion by Alderman Albert seconded by Alderman Jefferson, to Execute a Proposal with Safe Steps, LLC for a Small Pilot Sidewalk Program that will Evaluate, and Repair Identified Locations Not to Exceed an Amount of \$36,360.00 per the memo dated October 16, 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.

City Engineer Ron Wiedeman requested to Approve Change Order No. 2 for the U.S. Route 30 Water Main Lining Project which will Increase the Contract Amount to \$3,167,938.54 per the memo dated October 16, 2023.

(#8) Motion by Alderperson Oberlin seconded by Alderman Albert, to Approve Change Order No. 2 for the U.S. Route 30 Water Main Lining Project which will Increase the Contract Amount to \$3,167,938.54 per the memo dated October 16, 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.

City Engineer Ron Wiedeman requested to Formally Reject the Well 14 Bids and Send the Attached Rejection Letter to All Bidders Stating the Reason for the Bid Rejection per the memo dated October 16, 2023.

(#9) Motion by Alderman Kubal seconded by Alderman Dyke, to Formally Reject the Well 14 Bids and Send the Attached Rejection Letter to All Bidders Stating the Reason for the Bid Rejection per the memo dated October 16, 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 requested to Execute a Proposal with ESC Midwest, LLC to Perform Professional Environmental Engineering Services for the Phase 1 Environmental Site Assessment for the Old City Hall not to Exceed an Amount of \$10,900.00 per the memo dated October 16, 2023.

(#10) Motion by Alderman Dyke seconded by Alderman Albert, to Execute a Proposal with ESC Midwest, LLC to Perform Professional Environmental Engineering Services for the Phase 1 Environmental Site Assessment for the Old City Hall not to Exceed an Amount of \$10,900.00 per the memo dated October 16, 2023.

On roll call, the vote was:

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

NAYES: Ald. Oberlin, Cipiti.

ABSENT: None.

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

Aldersperson Oberlin asked Attorney Stiff if he had a chance to look this over. Attorney Stiff commented that he did not. Aldersperson Oberlin commented that since our attorney did not review it, she decided to pass and later voted no.

City Engineer Ron Wiedeman commented that an issue was brought to his attention regarding the timing of the Weber and Division signals. He commented that he received a response back for Will County and the Construction Manager from Gas n Wash letting us know a crew has been dispatched and hopefully will be resolved.

Alderman Albert asked for an update on the Route 30 Project. Engineer Wiedeman commented that the existing water main has been completely lined and televised and the services have been reinstated. He also commented that the water main is being tested and if the weather holds, they will start removing the temporary system starting at six corners going to the east. They will fill in the holes and patch. He commented that we are looking at the end of November to be completed.

Alderman Dyke asked if the project on Center Street is done. Engineer Wiedeman commented that the project is about 100% completed except for a couple punch list items that the contractor is working on.

ECONOMIC DEVELOPMENT DEPARTMENT: Interim Director of Community Development Ron Mentzer commented that Wednesday is our Administrative Hearing and there are twenty-five (25) outstanding code enforcement cases.

POLICE DEPARTMENT: Police Chief Ed Clark requested to Approve a Special Event Police Services Agreement with Carillon Lakes for October 22, 2023 per the memo dated October 16, 2023. This event is their annual trick or treating event from 2:00 p.m. to 4:00 p.m. and this would be for one officer and one vehicle.

(#11) Motion by Alderman Albert seconded by Alderman Jefferson, to Approve a Special Event Police Services Agreement with Carillon Lakes for October 22, 2023 per the memo dated October 16, 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.

Police Chief Ed Clark requested to Approve a Special Event Police Services Agreement for Siegel's Cottonwood Farm for October 21 & 22, 2023 per the memo dated October 16, 2023. This would be a request for traffic control from 1:00 p.m. to 6:00 p.m. on Weber with two officers and two vehicles.

Alderman Dyke asked if there were any issues for this event around Halloween last year since there was no police presence. Chief Clark stated that these contracts are if we can fill them, and it is explained to the person requesting this. He commented that we will monitor the area best they can during these days. Alderman Dyke commented he is wanting to make

sure there was no issue last year since they are requesting the weekend prior to the weekend before Halloween. Chief Clark commented that he was not aware of an issue last year, but it does slow down traffic. Alderman Cipiti asked if Siegel's will pay for these two officers. Chief Clark commented that it is part of the contract, and they will pay for the officers.

(#12) Motion by Alderman Albert seconded by Alderman Jefferson, to Approve a Special Event Police Services Agreement for Siegel's Cottonwood Farm for October 21 & 22, 2023 per the memo dated October 16, 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.

MAYOR: Mayor Raymond Soliman announced that the property tax rebate forms were included in the last water bill. You have to meet all requirements of the form and turn in by December 1, 2023 in order to be able to receive the 25% rebate on the city portion of the tax bill.

Mayor Raymond Soliman announced this Saturday, October 21, 2023 from 10:00 a.m. to 1:00 p.m. will be the open house and ribbon cutting of the new City Center building. There will be several speeches from our State and County Officials. There will be tours and refreshments for everyone.

Mayor Raymond Soliman also announced that Tuesday, October 31, 2023 is Halloween and the Trick or Treating hours are from 3:00 p.m. to 7:00 p.m. Please turn your porch lights on if you wish to participate.

Alderperson Oberlin announced that Chief Clark and herself will be having their annual Halloween show with WJOL on Tuesday Morning.

CITY CLERK: City Clerk Christine Vershay-Hall wished all a happy and safe Halloween.

CITY TREASURER: City Treasurer Glen Conklin requested to Approve the following Collective Bargaining Agreements which are the City of Crest Hill and Metropolitan Alliance of Police, Chapter 15 (Patrol) and the City of Crest Hill and Metropolitan Alliance of Police, Chapter 16 (Sergeants) per the memo dated October 16, 2023.

(#13) Motion by Alderman Albert seconded by Alderwoman Gazal, to Approve the Collective Bargaining Agreement between the City of Crest Hill and Metropolitan Alliance of Police, Chapter 15 (Patrol) per the memo dated October 16, 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.

(#14) Motion by Alderman Albert seconded by Alderperson Oberlin, to Approve the Collective Bargaining Agreement between the City of Crest Hill and Metropolitan Alliance of Police, Chapter 16 (Sergeants) per the memo dated October 16, 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 list of bills through October 17, 2023 in the amount of \$2,955,583.52 for Council approval per the memo dated October 16, 2023.

(#15) Motion by Alderperson Oberlin seconded by Alderman Jefferson, to Approve the List of Bills through October 17, 2023 in the Amount of \$2,955,583.52 for Council Approval per the memo dated October 16, 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 September 25, 2023 through October 8, 2023 in the amount of \$231,471.82 per the memo dated October 16, 2023.

Alderwoman Gazal asked if we could make a copy when a resident comes to the city with their tax rebate form and needs a copy of their tax bill. She commented that when a resident does a FOIA for many pages which takes time of staff to fulfill the FOIA request, then why can't we take the time to copy one page of their tax bill. She asked what we need to do to change this policy. Finance Director Lisa Banovetz commented that this rule was established before she was here because of the cost and time of staff but if the Council would like us to make copies for the residents, then we will. Alderwoman Gazal commented that she is not saying let's advertise that we can make copies, but we should especially for the elderly instead of turning them away to go elsewhere to make copies. She also commented that we do a FOIA for many pages and we are not charging the resident.

Alderman Cipiti asked if we will make a copy automatically or just upon request. Director Banovetz commented that most come in with a copy, but some say this is their original and would like a copy, which we can do, if the Council is agreeable.

City Treasurer Glen Conklin commented that it would not be a big expense in doing this. He stated that it would be about \$0.05 for a copy. The Interim Management Consultant Steve Gulden commented that we can put that into practice. City Clerk Vershay-Hall commented that the Clerk's Office can help as well.

Alderwoman Gazal commented that when she arrived today for the meeting, she noticed a lady standing by the door who was told to drop her payment for her ticket in the mailbox. Alderwoman Gazal commented that the City Center mailbox is so small and so far from

the Police Department and she noticed the Police Department does not have their own drop box for payments of tickets and wondered if they could have their own mailbox for their tickets with the sensitive information. Chief Clark commented that would be no problem.

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: Alderman Albert announced that the Crest Hill Lion's Club will be serving hotdogs on Halloween at three locations which are Remington Park, Richland Center, and Chaney School during the trick or treat hours of 3:00 p.m. to 7:00 p.m.

Alderman Oberlin wished all a safe and happy Halloween and reminded everyone to watch out for the little trick-or-treaters since they are very excited and run when they shouldn't.

Alderman Gazal asked for all our residents to pray for World Peace and Peace in the Middle East.

Alderman Vershay commented that they received a thank you card from the lady who had turned 100 years old, who we delivered a dozen red roses to. He commented that this is the 19th or 20th person who has turned 100 years old in the City of Crest Hill. He also announced if you have a relative turning 100 years old, please call the City Clerk's Office and give us the name, address, and birthdate and let us know two weeks ahead of time and we will make sure someone will deliver the flowers.

Alderman Dyke commented that he is looking forward to our residents coming to the open house and seeing the new City Center building.

PUBLIC COMMENT: There were no public comments.

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

(#16) Motion by Alderman Oberlin seconded by Alderman Jefferson to go into executive session on Personnel 5 ILCS 120/2(c)(1).

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.

Executive Session 7:36 p.m.

(#17) Motion by Alderperson Oberlin seconded by Alderman Jefferson, to reconvene from the executive session on Personnel 5 ILCS 120/2(c)(1).

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.

Reconvened 8:41p.m.

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

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

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.

The meeting was adjourned at 8:41 p.m.

Approved this 6 day of NOVEMBER, 2023

As presented ✓

As amended _____


CHRISTINE VERSHAY HALL, CITY CLERK


RAYMOND R. SOLIMAN, MAYOR