

MINUTES OF THE REGULAR MEETING
CITY COUNCIL OF CREST HILL
WILL COUNTY, ILLINOIS
February 5, 2024

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.

Roll call indicated the following present: Mayor Raymond Soliman, City Treasurer Glen Conklin, City Clerk Christine Vershay-Hall, 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: Police Chief Ed Clark, Public Works Director Blaine Kline, City Engineer Ron Wiedeman, Finance Director Lisa Banovetz, Interim Director of Community Development Ron Mentzer, Building Commissioner Don Seeman, City Attorney Mike Stiff.

Absent were: Interim City Planner Maura Rigoni.

APPROVAL OF MINUTES: Mayor Soliman presented the minutes from the Work Session meeting held on January 11, 2024 for Council approval per the memo dated February 5, 2024.

(#1) Motion by Alderwoman Gazal seconded by Alderman Albert, to Approve the Minutes from the Work Session Meeting Held on January 11, 2024 per the memo dated February 5, 2024.

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 January 15, 2024 for Council approval per the memo dated February 5, 2024.

(#2) Motion by Alderman Vershay seconded by Alderman Jefferson, to Approve the Minutes from the Regular Meeting Held on January 15, 2024 per the memo dated February 5, 2024.

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.

Mayor Soliman presented the minutes from the Work Session meeting held on January 29, 2024 for Council approval per the memo dated February 5, 2024.

(#3) Motion by Alderwoman Gazal seconded by Alderman Albert, to Approve the Minutes from the Work Session Meeting Held on January 29, 2024 per the memo dated February 5, 2024.

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.

CITY ATTORNEY: City Attorney Mike Stiff requested to Approve a Resolution Approving a Settlement Agreement and General Release of all Claims by and between Jasmine Coleman, Individually and as Independent Administrator of the Estate of Matthew Parks, Deceased and as Mother and Next Friend of Her Minor Children per the memo dated February 5, 2024.

(#4) Motion by Alderperson Oberlin seconded by Alderman Jefferson, for a Resolution Approving a Settlement Agreement and General Release of all Claims by and between Jasmine Coleman, Individually and as Independent Administrator of the Estate of Matthew Parks, Deceased and as Mother and Next Friend of Her Minor Children per the memo dated February 5, 2024.

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 #1200

CITY ADMINISTRATOR: There were no agenda items for discussion

PUBLIC WORKS DEPARTMENT: Public Works Director Blaine Kline requested Approval of a Resolution Approving an Agreement for Professional Services for Wifia Loan Financial Planning Support by and between the City of Crest Hill, Will County, Illinois and Burns & McDonnell per the memo dated February 5, 2024.

(#5) Motion by Alderwoman Gazal seconded by Alderman Jefferson, to Approve a Resolution Approving an Agreement for Professional Services for Wifia Loan Financial Planning Support by and between the City of Crest Hill, Will County, Illinois and Burns & McDonnell per the memo dated February 5, 2024.

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 #1201

Director Kline thanked everyone on the City Council, Mayor, Clerk, and everyone for the support he was given over the years. He also commented how he appreciated all the help and cannot thank everyone enough and wishes everyone nothing but the best moving forward.

Several Council members thanked Director Kline for everything he has done and stated how hard it will be to replace him and wished him nothing but the best.

Alderwoman Gazal commented that it is a revolving door in the city and wishes staff would stay in their lane and wished Director Kline nothing but the best.

Mayor Soliman commented that it will be sad to see Director Kline leave, he will be missed, and he commented that he wanted him to know he appreciated everything he has done for the City of Crest Hill and wished him and his family the best of luck moving forward.

CITY ENGINEER: City Engineer Ron Wiedeman commented that he had no items for discussion but is available for any questions. Alderman Kubal asked if Gaylord, north of Division, has any work that is on the agenda to be done. Engineer Wiedeman commented that they will be redoing the pavement markings from Division north to Renwick and south of Theodore will have pavement markings done, as well. This will be done late spring to early summer of this year.

Alderman Jefferson asked if there are any updates about the in/out on Division Street by Gas n Wash. Engineer Wiedeman commented that everything was approved today for Gas n Wash to obtain their permits and it is in the Building Department now waiting for a final set of plans from the developer. He also commented that there are signs and lighting still to complete.

Alderwoman Gazal asked if there are any updates on the potholes on Caton Farm Road going east. Engineer Wiedeman commented that he would investigate this with the new Public Works Director regarding doing patching.

ECONOMIC DEVELOPMENT DEPARTMENT: Interim Director of Community Development Ron Mentzer requested to Approve the Permit Fee Reduction for 1269 Caton Farm Road per the memo dated February 5, 2024. Interim Director Mentzer commented that this fee would be reduced from \$16,080.00 to \$2,680.00 in acknowledgment of other fees that have been paid on this project already.

(#6) Motion by Alderman Vershay seconded by Alderman Dyke, to Approve the Permit Fee Reduction for 1269 Caton Farm Road per the memo dated February 5, 2024.

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.

Building Commissioner Don Seeman requested to Approve a Resolution Approving an Agreement for Police Department Sally Port Doors Safety Devices by and between the

City of Crest Hill, Will County, Illinois, and Industrial Door Company in the Amount of \$3,350.00 per the memo dated February 5, 2024.

Alderpersn Oberlin thanked Commissioner Seeman for all the work he has done on this item but once again it is another issue that was not done correctly.

(#7) Motion by Alderpersn Oberlin seconded by Alderman Albert, to Approve a Resolution Approving an Agreement for Police Department Sally Port Doors Safety Devices by and between the City of Crest Hill, Will County, Illinois, and Industrial Door Company in the Amount of \$3,350.00 per the memo dated February 5, 2024.

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 #1202

Alderman Cipiti asked if there is an update regarding the developer who was looking at the parcel on Renwick for storage facility. Director Mentzer commented that the developer had withdrawn his interest in the parcel after hearing the comments and additional discussion regarding the expectations from the meeting.

Alderwoman Gazal commented that she had a discussion with the developer and was told by the developer after hearing what the residents wanted turned out to be out of their budget at this time.

Alderman Jefferson asked if there is any movement on the vacant parcels of land across from the new Gas n Wash. Director Mentzer commented that the properties along Weber Road and Randich Drive have no marketing there and he had reached out to the property owner and expressed the marketing of the property now that there are improvements. He did state that there will be marketing and the property owner said that the ball dropped on their end but are marketing the property now. Continued conversations were had with the owner and was said that they are looking for a type of economic development and the scope would be an apartment building, single family rental townhouses and single-family homes that would be age restricted with no children.

POLICE DEPARTMENT: Police Chief Ed Clark commented that he does not have any agenda items for discussion but is happy to answer any questions. Alderman Dyke commented that since the accident on Ludwig some residents are concerned how fast cars are traveling since there is no stop sign there and was wondering if they could have that patrolled. Chief Clark commented he would have that patrolled.

MAYOR: Mayor Raymond Soliman requested to Approve an Ordinance Creating a Class Q BYOB Permit for Retail Tobacco Stores within the City of Crest Hill per the memo dated February 5, 2024. Mayor Soliman commented that he fully supports creating a new classification permit which is a Class Q – Bring Your Own Bottle which will be only issued to retail tobacco stores. He also commented that there are many requirements with this

ordinance and the total number of BYOB permits issued to retail tobacco stores are limited to one.

Alderwoman Gazal asked for clarification how many alcohol bottles one is allowed to bring in. Attorney Stiff commented that the store owner will self-govern and police this and the burden is on the store. The ordinance requires the store to not allow people to leave with a bottle, also requires them to have a locker for their bottles, and it requires them to call the police if there is problem. He stated there are safeguards built in the ordinance.

Alderman Dyke asked for clarification on what if a locker would not be available to store my bottle. Mr. White, the owner of White, Smoke and Ash commented that there will be a limit on the lockers.

(#8) Motion by Alderman Jefferson seconded by Alderman Albert, to Approve an Ordinance Creating a Class Q BYOB Permit for Retail Tobacco Stores within the City of Crest Hill per the memo dated February 5, 2024.

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.

Ordinance #1973

Mayor Soliman commented to the City Council and Mr. & Mrs. White stating this is the creation of the permit and this does not entitle you since this is not your liquor license. He has been fingerprinted but we do not have the results as of now. There will be a meeting with Don to discuss the process just like we do with every liquor license holder. Once this is done this will be brought back to the Council for a vote on the approval or disapproval of the liquor permit.

Alderman Albert thanked all involved with the work to produce this permit and being probusiness.

Mayor Raymond Soliman requested to Approve a Resolution Approving a Consulting Agreement with Jeffrey C. Prah to Provide Cable Television Broadcasting and Audio/Visual Services to the City of Crest Hill, Will County, Illinois per the memo dated February 5, 2024.

(#9) Motion by Alderman Albert seconded by Alderwoman Gazal, to Approve a Resolution Approving a Consulting Agreement with Jeffrey C. Prah to Provide Cable Television Broadcasting and Audio/Visual Services to the City of Crest Hill, Will County, Illinois per the memo dated February 5, 2024.

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.

Resolution #1203

Mayor Raymond Soliman requested Appointment of Michael Eulitz as Part-Time Interim Public Works Director per the memo dated February 5, 2024.

(#10) Motion by Alderman Albert seconded by Alderman Dyke, to Appoint Michael Eulitz as Part-Time Interim Public Works Director per the memo dated February 5, 2024.

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.

Alderwoman Gazal asked if there is a reason Michael Eulitz is not here. Mayor Soliman commented that he could not be there for the meeting.

Mayor Raymond Soliman requested to Approve a Resolution Approving the Appointment of Michael Eulitz and Approving an Employment Contract with Michael Eulitz for the Position of Part-time Interim Public Works Director per the memo dated February 5, 2024. He commented that his starting date would be Tuesday, February 6, 2024 contingent upon a medical and background check.

(#11) Motion by Alderman Jefferson seconded by Alderman Albert, to Approve a Resolution Approving the Appointment of Michael Eulitz and Approving an Employment Contract with Michael Eulitz for the Position of Part-time Interim Public Works Director per the memo dated February 5, 2024.

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 #1204

Mayor Raymond Soliman requested the Appointment of Anton L. Graff as the Interim City Administrator per the memo dated February 5, 2024. He commented that he would have a starting date of Monday, February 12, 2024.

Alderwoman Gazal commented that, for the record, she is only voting for this because this is the right thing to do to move the city forward and because he is an interim. She also commented that the vote was different at the work session, and the mayor has refused to go with the majority of the Council's choice. Alderwoman Gazal also stated that it is time for the mayor to start taking things more seriously and not keep doing things his way because we are hurting the city as a whole, and it seems the city is a revolving door, and we cannot keep staff. She reminded the mayor that democracy is the rule of the people, for the people and by the people.

She also commented that when fulfilling the position permanently she hopes that the mayor will listen to the majority of the Council since majority rules.

Alderman Oberlin and Alderman Dyke commented that they also agree with Alderwoman Gazal.

(#12) Motion by Alderman Jefferson seconded by Alderman Vershay, to Appoint Anton L. Graff as the Interim City Administrator per the memo dated February 5, 2024.

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.

Alderman Cipiti commented that he is disappointed in the process that has brought us to this point and majority should rule and, in this case, majority chose a different candidate since it is in the best interest of the city.

Mayor Raymond Soliman requested to Approve a Resolution Approving the Appointment of Anton Graff as Interim City Administrator and Approving an Employee Leasing Agreement by and between the City of Crest Hill and GovTempUSA, LLC for Anton Graff's Services as Interim City Administrator per the memo dated February 5, 2024.

Mayor Soliman commented that in his mind Anton Graff comes with a multitude of experience and is a great fit for the City of Crest Hill.

(#13) Motion by Alderman Albert seconded by Alderman Jefferson, to Approve a Resolution Approving the Appointment of Anton Graff as Interim City Administrator and Approving an Employee Leasing Agreement by and between the City of Crest Hill and GovTempUSA, LLC for Anton Graff's Services as Interim City Administrator per the memo dated February 5, 2024.

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 #1205

Mayor Raymond Soliman requested to Approve a Resolution Designating and Appointing Representatives to the Grand Prairie Water Commission per the memo dated February 5, 2024.

Alderwoman Gazal commented that City Engineer Ron Wiedeman should be first on the list and not the interim since the interim is just part-time and temporary. Attorney Stiff commented that this is why there is a draft copy and changes can be made. Mayor Soliman commented that they are both on there and it does not make a difference. This was passed on to Allison Swisher and she said this was fine. It was stated that Engineer Wiedeman should be first and Interim Public Works Director Mike Eulitz needs to be alternate.

(#14) Motion by Alderman Dyke seconded by Alderman Vershay, to Approve a Resolution Designating and Appointing Representatives to the Grand Prairie Water Commission per the memo dated February 5, 2024.

On roll call, the vote was:

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

NAYES: None.

ABSENT: None.

ABSTAIN: Ald. Albert.

There being seven (7) affirmative votes, the MOTION CARRIED
Resolution #1206

Mayor Soliman commented that he received an email from the Public Relations Department at Lockport Townships High School announcing that Chelsey Osay who is a senior has been awarded the United States Senate Youth Program as one of the senate delegates. This program was founded in 1962 and there are only two representatives from each State of the Union and Chelsey was one of the two chosen. She will be in Washington from March 2-March 9th to be on the Senate floor, and this includes a \$10,000 scholarship to a college of her choice. Mayor Soliman believes we need to have her attend a meeting when she comes back from Washington for accommodations for all her hard work.

Mayor Soliman also thanked Chief Clark, Deputy Chief Opiola, and the rest of the department, along with Will County Sheriff's Office and Illinois State Police who participated in the Tobacco Store sting. He commented that out of the twenty tobacco stores, thirteen were complying although seven were not. These seven stores were issued administrative tickets to appear for a hearing. He also congratulated the stores who were complying, stating we need to protect our young adults.

Alderman Gazal agreed with the mayor and thanked Chief Clark but commented that this is why we need to limit the tobacco stores.

CITY CLERK: City Clerk Christine Vershay-Hall. requested Approval of Autumn Ridge Association to Use the Community Room in 2024 per the memo dated February 5, 2024. She informed the Council that four dates they are choosing to reserve the Community room are:

- February 6, 2024
- May 7, 2024
- September 10, 2024
- November 7, 2024

(#15) Motion by Alderman Gazal seconded by Alderman Jefferson, Approval of Autumn Ridge Association to Use the Community Room in 2024 per the memo dated February 5, 2024.

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: City Treasurer Glen Conklin requested Approval of the list of bills issued through February 6, 2024 in the amount of \$1,906,663.80 for Council approval per the memo dated February 5, 2024.

(#16) Motion by Alderperson Oberlin seconded by Alderman Jefferson, to Approve the list of bills through February 6, 2024 in the amount of \$1,906,663.80 per the memo dated February 5, 2024.

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 January 1, 2024 through January 14, 2024 in the amount of \$270,560.17 per the memo dated February 5, 2024.

City Treasurer Glen Conklin presented the regular and overtime payroll from January 15, 2024 through January 28, 2024 in the amount of \$243,272.21 per the memo dated February 5, 2024.

City Treasurer Glen Conklin presented the Quarterly Compensation Time Buy Back for the period October 1, 2023 through December 31, 2023 in the amount of \$43,419.13 per the memo dated February 5, 2024.

City Treasurer Glen Conklin presented a discussion item for Tacos Before Vatos Payment Plan Request for the Places for Eating Tax (PFET) per the memo dated February 5, 2024. He commented that they have paid for the business license for 2024 but the license will not be issued until they pay their PFET through LocalGov. He also said they are moving towards the step towards getting caught up and have registered with LocalGov. He stated that it is the Council's decision, but he has a proposal for consideration. Treasurer Conklin commented that they are in arrears at approximately \$1,200.00 and if they would pay their PFET moving forward on time and be caught up on all PFET in three months' time, that we could grant them the grace.

Alderman Albert asked how long they have been registered with LocalGov software. Finance Director Lisa Banovetz commented that they recently registered within the last month and their back taxes are from May through December of 2023. She commented that they registered in January of 2024 and paid their PFET for December of 2023. She also said the exact amount they owe is \$1,379.00 that they owe in back taxes.

Attorney Mike Stiff stated that there is also a \$750.00 fine that was assessed at the January 17, 2024 administrative hearing for violating the PFET.

Treasurer Conklin commented that he would like to state that Commissioner Seeman, Clerk Vershay-Hall, and Director Banovetz have given repeated efforts in great attempts to make them aware and he believes they are on track now. With the combination of the fine and taxes he thought we could give them six months to get caught up.

Alderwoman Gazal commented that she suggested making a payment plan at the last work session, but she was not made aware of the issues the situation has. She also commented that it was very disturbing when she heard all the issues. She also stated that after that meeting last week a resident, who was in the audience at that meeting, had made a comment

to Alderwoman Gazal stating that if a resident is behind on their water bill, they do not get a payment plan.

Treasurer Conkin commented that he would like to be probusiness and help the business but from a collection standpoint we have given many opportunities to comply.

Alderman Cipiti commented that how do you stop at one business; there could be a second business asking for this and it is not fair to the businesses that are complying.

Director Banovetz commented that when the PFET was rolled out they gave all businesses until April 1, 2023 to get set up even though it was effective January 1, 2023 but we would waive any penalties and interest if you are complying by April 1st, 2023. She then asked if we are doing this payment plan, who will be tracking this and when do they need paid. She also commented that there will be another administrative hearing coming up and they would need to come to the hearing.

Alderperson Oberlin commented that she agrees with Alderman Cipiti and if we do for one business there will be other businesses coming forward and this business had an obligation to pay their taxes and they did not.

Alderman Jefferson commented that most of the businesses that have been here for decades where on the delinquent lists and we had to threaten these established businesses to pay the tax so Tacos Before Vatos are not the only ones that did not pay their PFET. He also commented that we need to be business friendly and stated that we lost business in Renwick and Borio because we overemphasized what we want.

Alderman Albert commented that the email from Director Banovetz with the delinquent PFET businesses only shows two businesses that are truly delinquent. He also stated that this is a slippery slope to go down and he is having a tough time wanting to do this payment plan.

Alderman Dyke commented that he is having a tough time as well after looking at other businesses that are not complying like My Waffle who has not paid the PFET and wondered if they are still opening and running their business. Director Banovetz commented that she asked Attorney Stiff what happens when a business does not receive a business license. Attorney Stiff's comment was inaudible at times, but he did comment that the next step would be to ask a judge to shut them down after we have cited them for operating a business without a business license, then they can appeal it but after so many days we can seek a judgement.

Alderman Cipiti asked the Clerk if My Waffle has come in and renewed their 2024 business license. Clerk Vershay-Hall commented that My Waffle has not come in and there are three other businesses from which we have not heard.

Mayor Soliman asked the owner of Tacos Before Vatos, Brianna Alcantar, to approach the podium.

Brianna, the owner, commented that the reason they did not comply with the PFET was that they were unfamiliar with the PFET, and she is willing to pay the tax even though they

did not pass the two percent on to the customer. She commented that she just needs to move forward and have a successful business and since this is coming out of her pocket, she is asking for a payment plan. She also commented that it has never been that she does not want to comply.

Mayor Soliman commented that he has spoken to Brianna several times and he does not feel it is fair to the other 99% of the businesses that have made payment. He also commented that it was not fair to the liquor license and tobacco license holders who had the same excuses, but they managed to pay. Mayor Soliman commented that the Clerk's Office has many more businesses that they deal with, and they have heard many excuses because businesses could not pay but they have complied. Brianna commented that she was not trying to not comply.

Mayor Soliman asked for a motion. Alderman Jefferson commented that he would make a motion for the extension so they can pay their PFET and the \$750.00 fine.

(#17) Motion by Alderman Jefferson seconded Alderwoman Gazal to Approve Tacos Before Vatos Payment Plan of a three-month extension for full payment for the Places for Eating Tax per the memo dated February 5, 2024.

On roll call, the vote was:

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

NAYES: Ald. Oberlin, Cipiti, Albert, Dyke, Mayor Soliman.

ABSENT: None.

There being five (5) negative votes, the MOTION FAILED.

City Treasurer Glen Conklin asked to Table the Discussion of Meeting Held with Republic Services on January 22, 2024 per the memo dated February 5, 2024. He commented that there needs to be more discussion on the topic.

(#18) Motion by Alderman Albert seconded by Alderperson Oberlin, to Table the Discussion of Meeting held with Republic on January 22, 2024 per the memo dated February 5, 2024.

On roll call, the vote was:

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

NAYES: None.

ABSENT: None.

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

Treasurer Conklin asked what to do now that the payment plan failed for Tacos Before Vatos. Do they continue opening their business or do we close them tomorrow? He asked administratively how we should handle the business.

Mayor Soliman commented that he feels a letter needs to be drafted from the city to the businesses who are in arrears. Attorney Stiff commented that the business licenses that have not been reissued can have a citation issued for a returnable date on March 20, 2024 administration hearing for operating without a business license. He also commented that if they come into compliance before the hearing then you can dissolve the ticket and if they do not comply, we can start enforcement proceedings.

Alderwoman Gazal commented that even if a business goes to the bank to get a loan, they are not going to get that money right away, and we do not want to make it tough for the business and she is worried if we fine them every day and businesses will be closing down.

Alderman Albert asked if it is allowable can he make a motion to extend their payment until February 29, 2024 so the business would not shut down. He also stated that he would be comfortable with his vote if we give a hard date to pay by and not have them shut down or receive a \$750.00 fine daily. Attorney Stiff commented that if the Council wants to vote for the extension, we need to have it on an agenda and have a vote and this extension is not on the agenda.

Alderman Dyke asked how often we send a letter to the businesses letting them know they are in arrears. Clerk Vershay-Hall commented that failure to pay letters will be going out next week and the girls have been making phone calls to several businesses. Director Banovetz asked for clarification on Alderman Dykes question, if it was regarding business licenses or the PFET arrears. Alderman Dyke clarified stating on the PFET arrears. Director Banovetz commented that five letters were sent certified, and visits to the businesses, along with more phone communications.

Alderman Dyke asked how many times we need to notify this business like My Waffles, and they still do not pay when this is coming out of the customers pocket and not the business pocket.

Attorney Stiff reminded the Council that Tacos Before Vatos was given a citation and they came to the hearing then given an extension to return at the hearing and they never returned which they then received a fine.

Treasurer Conklin commented that they are now signed up with LocalGov and they are collecting the two percent from their customers and have paid December of 2023.

Alderman Kubal commented that he was good with letting them pay by the end of the month. Attorney Stiff commented that we cannot change the vote that has been casted, but Alderman Albert could make a motion to give them until the end of the month and you get a second motion that could be done at this meeting since they are on the agenda. Attorney Stiff commented that they will owe \$1,379.77 plus the \$750.00 fine, which totals approximately \$2,129.77.

Alderwoman Gazal commented that he broke the tie vote for Tacos Before Vatos causing a failed motion but two months ago you issued a liquor license for someone who had the same issue, and she wants this on the record.

Alderman Vershay commented that we are doing this and there is going to be other businesses coming for the same reasons. Alderman Albert commented that he respects that, but we cannot have businesses closing.

Alderman Oberlin commented that we are holding their license, correct. Clerk Vershay-Hall commented that the Clerk's Office is holding the license. Attorney Stiff commented that if this vote passes, we can contact the business owner and let them know they can stay

open until the end of February 29, 2024 and the business license will not be issued until they are paid in full.

Alderman Dyke asked what we can do with My Waffle. Attorney Stiff commented that My Waffle is not on this agenda to discuss.

(#19) Motion by Alderman Albert seconded by Alderwoman Gazal, to Approve an Extension to Allow Tacos Before Vatos to stay open and pay their taxes and fine by February 29, 2024.

On roll call, the vote was:

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

NAYES: None.

ABSENT: None.

ABSTAIN: Ald. Dyke.

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

UNFINISHED BUSINESS: There were no unfinished business items on the agenda.

NEW BUSINESS: Alderman Cipiti asked if we can place on the next agenda an ordinance addressing gun ranges within the city.

Alderwoman Gazal asked if we could put that discussion on hold since ward two had met with the fire department and there is still discussion. Alderman Cipiti commented that could not the discussion they had be part of the work session. Alderwoman Gazal commented that there was discussion about doing an indoor range and a new ordinance would shut it down totally and they are still in the middle of negotiations. Alderman Cipiti commented that the ordinance would not be for that situation but in general for gun ranges in the city.

Mayor Soliman commented if we could get Interim Planner Rigoni here for this discussion and Interim Director Mentzer commented that he could be here since Interim Planner Rigoni is trying to scale back.

Mayor Soliman asked if we want this at the next work session.

COMMITTEE/LIAISON REPORTS: There were no Committee/Liaison reports on the agenda.

COUNCIL COMMENTS: Alderman Dyke wished everyone a Happy Valentine's Day.

Alderman Jefferson wished all a Happy Valentine's Day and wanted the residents to know he has deep concerns for our city.

Alderwoman Gazal commented that March 2, 2024 they will be holding a pop-up pantry from 12:00p.m. to 2:00p.m. at the City Center parking lot. She also commented that she knows the department heads have gone above and beyond to handle extra jobs and she wanted them to know they appreciate you.

Alderman Oberlin wished everyone a Happy Valentine's Day.

PUBLIC COMMENT: Linda Dyke, a resident, commented that on Saturday evening there was a disturbance on Wilcox from the resident on Wilcox, again. She commented that two neighbors called her to let her know and that the neighbor behind her wanted her to know that her grandson's vehicle and three other vehicles were entered by a male and female who live at 1709 Wilcox. She stated that we have rental ordinances, and no one has inspected this rental. Linda commented that she is going to buy a place in Carillon Lakes and move these people there and see if it is handled then. She also stated that she is considering leaving the city, but she will be damned if she leaves without a fight. Linda commented that one of the tenants from the home in Wilcox walked past her car and she told them you try my car, and I will have a dog in there to bite you and he told her to go home and get her dog. She then told the Police Chief that they are confident because no one is doing anything to them.

Linda commented that the residents of Wilcox and Kelly want a light pole with a camera on it, so this is monitored constantly. She stated we spend so much money on this building and we are giving people discounts then we should buy them cameras.

Linda asked if a letter was ever sent to this home regarding the issues. Attorney Stiff commented that they have mailed a letter, and it has not been returned.

Roxanne Grezetich, a resident at 1621 Wilcox, commented that everything Linda has said she seconds it, and she has lived with this problem for three years. She commented that they are scared to come out of their homes. She stated that she caught them with the same two people trying car handles to see if they were unlocked and she witnessed it. She then asked the Chief of Police for help and said that no one feels safe there anymore. She is tired of living in fear and always looking over her shoulders. She commented that their Pitbull is constantly on the loose and has attacked her in the past and her puppy. She stated that an officer told her to not walk her dog on her street, to go somewhere else and walk the dog.

Mayor Soliman commented that he understands her frustration and it is not because of lack of effort, the police department is doing undercover and trying to get ahold of the landlord, and citations have been issued and the city must follow the rules and regulations.

Alderman Cipiti asked how it is possible that this residence has not had a rental inspection. The Building Commissioner commented that when a tenant moves out and a new tenant moves in is when we go and inspect the rental property.

Alderperson Oberlin asked how you would feel if you worked so hard and long on your home and cannot go outside because you fear the criminals. She also commented on how we can give a second chance to a business but not help our residents.

Alderwoman Gazal wanted clarification on Alderperson Oberlin's comment regarding that the Council is sitting here helping businesses but not residents. She also commented that she takes that into offense, and they are two different things.

Alderwoman Gazal asked why we cannot have more supervision and police cars constantly rotating. Chief Clark commented that he is thinking about this and other options and will discuss this with the Council.

Attorney Stiff commented that we need to figure out a way to get the owner in front of a judge and even if he does not show for a court date, he will be defaulted. He also commented that once that landlord starts spending money on legal fees, he will get rid of the home.

Mayor Soliman asked if any of the Council members have a problem with the city attorney starting the proceedings described. No one commented that they would have a problem with the attorney starting proceedings.

Alderman Jefferson commented that we need to contact section eight and ask for an inspection on the property since this is an absent landlord collecting a check.

Andre Anton, a resident, commented that from what he has witnessed tonight, that Alderman Jefferson's leadership is excellent.

Mackenzie, a resident, located on the 1700 block of Raynor commented that they have the same issue as Wilcox but worse. She commented that we have two other drug houses and once one goes away another one pops up and these are all the same people. She commented that the other day her and her grandma were in the car and witnessed a prostitute who went into 1815 Wilcox then was picked up and went to the Innercircle drug house where she was dropped off.

Linda commented from her seat, stating that if you cannot show these people, you are afraid of them. She also stated that she told one person if they get in front of her car, she will run them over because that is what it will take for us to run a couple of them down.

Alderwoman Gazal commented that they need to see with their own eyes. Linda said at 5:00p.m. on a Friday night is a good time because that is when a delivery arrives.

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

(#20) Motion by Alderwoman Gazal seconded by Alderperson Oberlin 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 9:21p.m.

(#21) Motion by Alderperson 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 10:10 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.

(#22) Motion by Alderman Dyke seconded by Alderman Vershay, to adjourn the February 5, 2024 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 10:11 p.m.

Approved this 20 day of FEBRUARY, 2024
As presented J
As amended _____


CHRISTINE VERSHAY-HALL, CITY CLERK


RAYMOND R. SOLIMAN, MAYOR