

MINUTES OF THE REGULAR MEETING
CITY COUNCIL OF CREST HILL
WILL COUNTY, ILLINOIS
April 7, 2025

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, Alderwoman Jennifer Methvin, Alderman Darrell Jefferson, Alderwoman Claudia Gazal, Alderperson Tina Oberlin, Alderman Mark Cipiti, Alderman Nate Albert, Alderman Joe Kubal.

Also present were: Interim City Administrator Tony Graff, Police Chief Ed Clark, Finance Director Glenn Gehrke, City Engineer Ron Wiedeman, Community and Economic Development Director Patrick Ainsworth, Building Commissioner Don Seeman, Interim Public Works Director Julius Hansen, Interim Human Resource Manager Dave Strahl, City Attorney Mike Stiff.

Absent were: Community Development Consultant Ron Mentzer.

Mayor Soliman asked to deviate to agenda item number six.

COMMUNITY DEVELOPMENT:

Mayor Soliman noted the large crowd in attendance and asked for cooperation and respect during the meeting.

Mayor Soliman outlined the process for the meeting and turned the item over to the Community and Economic Development Director Patrick Ainsworth to present the Approval of Case Number SU-25-1-3-1 the Request of A&D Storage Seeking a B-3 Special Use for a Self-Service Storage Facility, located at the Southwest Corner of Renwick Road & Borio Drive in Crest Hill, Illinois

Director Ainsworth presented the special use request for A&D Storage to build a self-storage facility. He explained this was a revised request from a 2023 case, with the main change being the use of asphalt instead of concrete for interior drives. The Plan Commission had given a favorable 6-0 recommendation.

Rudy Dixon, the applicant, thanked the Council for their time and expressed hope to build the site soon.

Alderwoman Gazal asked about replacing landscaping if plants die, which the applicant confirmed they would replace, and it is part of the landscape plan.

Alderman Dyke noted a typo in the hours of operation, which Ainsworth said would be corrected from PM to AM.

Christina Pershey, a resident, approached the podium and asked if it changed from requiring concrete to allowing asphalt, because as a homeowner if she does any work on her driveway it has to be concrete. Alderwoman Gazal informed Ms. Pershey that the requirements for homeowners had been changed to allow asphalt driveways.

Mayor Soliman asked if anyone in the audience would like to make a comment for or against A&D Storage.

Mayor Soliman asked for a motion for Approval for the special use request for A&D Storage Case Number SU-25-1-3-1.

(#1) Motion by Alderman Jefferson seconded by Alderwoman Gazal, for the Approval of Case Number SU-25-1-3-1 a Request of A&D Storage Seeking a B-3 Special Use for a Self-Service Storage Facility, located at the Southwest Corner of Renwick Road & Borio Drive in Crest Hill, Illinois per the memo dated April 7, 2025.

On roll call, the vote was:

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

NAYES: None.

ABSENT: None.

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

Ordinance # 2014

Mayor Soliman presented to Approve an Ordinance Amending the Crest Hill Zoning Ordinance to Define, Permit, and Regulate Government Operated Outdoors Firing Ranges and turned the item over to the Community and Economic Development Director Patrick Ainsworth to present.

Patrick Ainsworth presented the text amendment to allow government-operated outdoor firing ranges. He summarized a recent meeting between fire and police officials and two aldermen, who were Alderman Dyke and Alderman Kubal, to discuss concerns about hours of operation, the size of the burn pit, and how to handle citizen complaints.

Fire Chief O'Connor provided background on the proposed training facility and firing range. He outlined efforts made to address noise concerns, including repositioning the range, adding berms and sound barriers, and conducting a sound study. He also discussed the proposed advisory committee to address ongoing concerns.

Chief O'Connor commented that the advisory committee provides a collaborative forum for community members, public safety leaders, and city staff to address concerns and share feedback and enhance the operations of the training facility. One of the major benefits of this committee will be to provide open communication between a balanced representation of agencies and the public, which ensures transparency. This committee will also support the facility's mission through collaborative problem solving and constructive feedback ensuring it continues to meet the needs of public safety personnel while being sensitive to the residents' concerns.

Chief O'Connor also commented that Alderman Dyke negotiated the newly proposed hours of operation further limiting the usage. The total range operations have been reduced by eighty percent and night shoot operations have been reduced by seventy percent.

Alderwoman Gazal commented that she was upset that there was an alderman from ward one and ward four but no alderperson from ward two when they have more questions, unanswered questions and they are the representatives from ward two.

Chief O'Connor commented that the reason that he asked to meet with Alderman Dyke and Alderman Kubal was because they asked realistic and specific questions that were not brought to his attention previously and he thought an advisory committee was a great suggestion and thought it was something great to do for public safety.

Alderwoman Gazal commented that she gave Chief O'Connor the petitions that were signed by the residents and had their partial water bill account numbers and it was not easy and the fact that the Chief would not even touch it upset the residents. Chief O'Connor commented that the petition had no context behind it, and he had given his contact number and made himself accessible for anyone who would want to ask him questions or voice their concerns if they did not want to stand at the podium and speak.

Chief O'Connor explained the ISO Fire rating which is a score that is provided to fire departments and insurance companies by the Insurance Services Office (ISO) and the score reflects how prepared a community is for fires and how well they serve the community, and he stated that Lockport Township Fire Protection District has an ISO-2 rating. He then commented that until they have a training tower, they will not have an ISO-1 rating.

Alderman Cipiti commented that this location development will have an impact on the rest of the area, and he believes a firing range is not a very good marketing tool to encourage development in the future. He then commented that he does not feel this is a good location for that and he is not in favor of the firing range.

Chief O'Connor asked the Council if the concern is the sound, which is understandable, and they have proven through the sound study that it will be quieter than the two current firing ranges that have no mitigation efforts that are owned by the state. This will take five agencies from the state range and put them at this range and then it would be a quieter range which would overall reduce the volume of gun fire.

Alderman Jefferson commented that he has a friend who is an architect and he does many commercial buildings and he had him come visit and while visiting his friend commended the Lockport Township Fire Protection District after looking at the design but his friend asked how far underground they will put the firing range/berms/sound barriers because if it is underground it will reduce the sound to almost nothing but if on level ground people will hear pings. His friend then suggested doing an Economic Impact Study. Chief O'Connor commented that he has had discussions with Consultant Mentzer, and he recommended waiving the study because a training facility like this would improve the property values for that area.

Attorney Stiff commented that he is not sure where the waiver of an Economic Impact Study came from, but it is a Market Analysis which is part of the PUD process and that can

be waived which is why they asked to waive the Market Analysis. He also commented that there is no requirement in the PUD process for an Economic Impact Assessment/Study.

Mayor Soliman commented that the staff told him, since he did not attend these meetings, that Lockport Township Fire Protection District went beyond everything the city and residents asked for to get us to the point we are at today.

Alderman Dyke thanked Alderman Kubal for producing the idea for the committee. He then commented he attended that meeting on Monday and many good things came from that meeting and he asked the interim administrator to let the rest of the Council know about the meeting and what was discussed to be transparent.

He also commented that he gave the Fire Chief a call and mentioned that they thought about a monthly calendar to let the residents know but asked if there would be an electronic message board to let the residents know the information of shooting and practice times. Chief O'Connor commented that the message board would be very beneficial, and he would bring that up to the board, but he could not promise that, but it would be his goal.

Alderman Dyke asked if there could be any money set aside in case there needs to be any mitigation needed once it is built. He also commented that Crest Hill does not allow burning, which there is an ordinance and if smoke becomes an issue or blowing towards the residential area and there is a call, it will need to be put out.

Alderwoman Methvin commented that she was in her backyard, and she heard the little pops in a distance but when she first moved in, she would constantly ask what the noise was but now after twenty years, it has become something that you do not notice.

There was extensive debate about whether to table the ordinance for further discussion or move forward with approval.

Alderman Albert thanked the residents for speaking up and not just the ones this will directly impact but the entire city. He also commented that he does support this and stated that he appreciates all the Fire Department is doing to make this as quiet as they can with the budget they have.

Alderman Kubal commented that what better thing can we put in by a maximum-security prison land than this training facility. He then commented that the District 5 Police will be shooting here in a quieter place, and he also commented that the advisory committee will meet and if something needs adjusted, he knows that the Fire Chief will adjust it.

Alderman Jefferson commented that for the record, everything the residents and himself asked to be done has been done. He also commented that the committee will consist of residents directly affected by this because they are the ones that can give the best feedback.

Alderperson Oberlin commented that a resident wrote a letter stating that they did not want the Administrator or Police Chief to be able to select someone for the committee since the Mayor influences them. She also commented that she understands when you purchase your home knowing there is a fire range there, but the residents did not know when purchasing

their home that this gun range would be there and that will negatively affect their property values.

Mayor Soliman asked anyone in the audience if they would like to make a comment for or against approving an Ordinance Amending the Crest Hill Zoning Ordinance to Define, Permit, and Regulate Government Operated Outdoors Firing Ranges.

Shawn Hillman, a resident, commented that he has spoken a few times at the Council meetings and the Plan Commission meeting. He read a point of view he does not think has been expressed enough. Mr. Hillman commented that he is asking the Council to vote 'NO' but wanted to stress that a 'NO' vote is not turning their backs or standing against the First Responders or not wanting the fire training facility but instead a 'NO' vote is regarding the gun range and moving forward with all the wonderful things that are needed for the firefighters and EMTs. Mr. Hillman commented that he is saddened that it is an 'all or nothing' deal. Mr. Hillman ended by asking the Council to continue the discussion and find a solution.

Rhonda Casagrande, a resident, commented that she resides in ward one neighborhood and is currently a Fire Commissioner and in May she will be sworn in as a newly elected Fire District Trustee. Ms. Casagrande expressed her full support for the development of the training center that will serve the first responders and the great community. Ms. Casagrande commented that as a commissioner she has had the responsibility of hiring many young members of this department, who are the next generation of firefighters. These new young men and women need a facility where they can train, grow, and prepare to protect the community with confidence and skill. Ms. Casagrande ended by thanking the Council for their consideration.

Michelle Hullinger approached the podium and stated that she is the Fire Chief of Country Club Hills and a faculty member at Prairie State College for the Fire Academy Program and the EMT Basic Program and she has also served as the Combined Agency Training Chief which oversees training for up to twelve different fire departments. Ms. Hullinger shared her background information to emphasize her deep training in the public safety sector. Ms. Hullinger commented that fireman and police officers are driven by a single purpose which is to protect lives, save property, and run towards the danger when everyone else is running out but what often goes unseen is the preparation that supports that bravery. This state-of-the-art training facility will allow departments to sharpen emergency response skills under real-world conditions and enhance coordination and communication within organizations with other first responders, such as law enforcement and EMS. Ms. Hullinger commented that more importantly this is an investment into the safety of every resident, every neighborhood, and every business in this community.

John Matthews, a resident, commented he has lived in Crest Hill for the past thirty-one years and is a proud, retired, Lockport District Lieutenant Paramedic and has had the privilege to serve this city and fire district for over thirty years. Mr. Matthews commented that they have three sons, and all three sons are firefighters/paramedics that serve their communities. Mr. Matthews then stated his youngest son is a Lockport Fire District Firefighter since 2021 and this is why he speaks in favor of the new training center. Mr. Matthews then stated that in the last forty years in the fire service he has learned that training is the most vital and important work a firefighter/paramedic does other than

responding to alarms and emergency medical calls. Training equips firefighters with the knowledge and skills to mitigate all types of emergencies to minimize the risks of injury or death. Training lets the firefighter master his equipment. Training develops the probationary firefighter into a veteran firefighter through years on the job and the skills he will retain as he goes through the years. Training is an ongoing process with drills and exercises designed to maintain and enhance their skills, ensuring the firefighters remain efficient and at the top of their game. Training will also keep the firefighters up to date on the latest procedures and innovations, which is crucial to continued success for any organization.

Frank Blaskey, a resident, commented that he has lived in Crest Hill for the last twenty-five years and is a retiree from Lockport Fire as the Deputy Chief of Operations. Mr. Blaskey commented that he understands training and has seen great efforts by both agencies diligently to try to address all concerns specific to the gun range. Mr. Blaskey also commented that police and fire can come together in so many aspects of training and that will not only be a great asset to the agency but also to the City of Crest Hill and be proud to have this in their city limits.

George Pitchford, a resident, commented that he worked for the Department of Corrections for almost thirty years and stated that he likes the fire training aspects about this facility but he is still questionable about the sound portion of the firing range and he does believe it will be quieter than the state's firing range but the new range will be closer than the state's range to his home and he finds it difficult to believe it would be quieter. Mr. Pitchford also commented that he is concerned about the financial portion going forward with their property values.

Maureen Denny, a resident, commented that she is for the fire training center, but she does not agree with the firing range, and she would not buy a house near a gun range area.

John Vallee, a resident, commented that he is not happy about having a gun range in his backyard. Mr. Vallee commented that he is for safety and training, but the bottom line is that there will be a gun range in his backyard and he does not want that there.

Mayor Soliman asked for a Motion to Approve an Ordinance Amending the Crest Hill Zoning Ordinance to Define, Permit, and Regulate Government Operated Outdoor Firing Ranges.

Alderwoman Gazal made a motion to table and Alderman Jefferson seconded the motion.

Alderwoman Methvin made a motion to approve as written.

Attorney Stiff commented that there was already a motion to table.

Mayor Soliman commented that he read it as a motion to approve.

Alderwoman Gazal commented that she still has a lot of questions and many of her questions were not answered and the elected officials from ward two deserve the same opportunity to sit with the police and fire chief from Lockport and ask questions, which is why she is requesting to table this motion.

Alderman Jefferson commented that he is wanting to table this motion because he feels the residents deserve a market analysis.

(#2) Motion by Alderwoman Gazal seconded by Alderman Jefferson, to TABLE the Motion to Approve an Ordinance Amending the Crest Hill Zoning Ordinance to Define, Permit, and Regulate Government Operated Outdoor Firing Ranges.

On roll call, the vote was:

AYES: Ald. Jefferson, Gazal, Oberlin, Cipiti.

NAYES: Ald. Methvin, Albert, Kubal, Dyke, Mayor Soliman.

ABSENT: None.

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

Mayor Soliman asked for a Motion to Approve an Ordinance Amending the Crest Hill Zoning Ordinance to Define, Permit, and Regulate Government Operated Outdoor Firing Ranges.

Alderman Oberlin asked the city attorney if it is a conflict of interest for the Mayor to vote since he is on a Merit Commission where he is paid to serve and make decisions about raises and appointments for law enforcement. Attorney Stiff commented that it is the first he has heard of this, but it sounds to him that it is not a direct legal conflict or any kind of impediment to voting.

Mayor Soliman commented that it is the Will County Sheriff's Merit Commission where Sheriff Kelly asked him to serve as a member of the board approximately four (4) years ago, and he only makes approximately \$2,000.00 a year. Mayor Soliman also commented that this would be very similar to our Civil Service Board where we create the list of correctional officers, and promotions within the road deputies which we make recommendations and then it goes to Sheriff Kelly's upper administration staff and there is no relationship to the Fire District, it is strictly Will County Sheriff's Office. Attorney Stiff commented that there would be no conflict then.

Alderman Jefferson asked if there is any connection to any Police Department's and their promotions and it was stated it is the Will County Sheriff's Deputies only.

Alderman Oberlin asked Mayor Soliman if the commission has anything to do with anyone employed by the city or affiliated with the city that you nominate or recommend, and Mayor Soliman responded yes. Alderman Oberlin asked Attorney Stiff if that was a conflict? Attorney Stiff commented that it is for a firing range that is involving departments that he is not involved in and would not be a legal conflict.

Mayor Soliman commented that we have a motion on the table and need a roll call.

(#3) Motion by Alderwoman Methvin seconded by Alderman Kubal, to Approve an Ordinance Amending the Crest Hill Zoning Ordinance to Define, Permit, and Regulate Government Operated Outdoor Firing Ranges.

On roll call, the vote was:

AYES: Ald. Albert, Kubal, Dyke, Methvin, Mayor Soliman.

NAYES: Ald. Jefferson, Gazal, Oberlin, Cipiti.

ABSENT: None.

There being five (5) affirmative votes, the MOTION CARRIED.
Ordinance #2015

Mayor Soliman commented that he voted yes because he believes the training facility and the gun range will be a tremendous benefit for the City of Crest Hill. Mayor Soliman also commented that he believes that the men and women of the Police Department and Fire Department are very well trained, and this is a golden opportunity to make their training process even better.

Alderman Cipiti asked Mayor Soliman to address the residents with all their concerns since it was a tough issue.

Mayor Soliman commented to the residents that it was a tough no win issue for anyone sitting here because there is always going to be a group of people who agree and a group of people who disagree, which is the process. Mayor Soliman commented that he heard the residents' concerns and read the emails that were sent, and we must trust our Fire Department and Police Department and if there is an issue trust they will mitigate the issue.

Attorney Stiff explained that there is a second part of this motion since the text amendment was granted which this ordinance included approval of the special use permits, PUD exceptions, and advisory committee bylaws for the fire training facility and firing range project.

Mayor Soliman asked for a Motion to Approve an Ordinance Granting Special Use Permits for a Non-Residential Planned Unit Development, and Indoor Institutional Use, and an Accessory Outdoor Firing Range (Governmental Training Purposes), Waiving Certain Planned Unit Development Submittal Requirements, and Approving Certain Planned Unit Development Exceptions per the memo dated April 7, 2025.

Alderman Jefferson commented that he supports the Police and Fire Departments everywhere and especially where he lives and commented that his vote out of his ward is strictly a business decision to help the residents get the most out of this and his vote is not a personal opinion.

(#4) Motion by Alderman Albert seconded by Alderwoman Methvin, to Approve an Ordinance Granting Special Use Permits for a Non-Residential Planned Unit Development, and Indoor Institutional Use, and an Accessory Outdoor Firing Range (Governmental Training Purposes), Waiving Certain Planned Unit Development Submittal Requirements, and Approving Certain Planned Unit Development Exceptions per the memo dated April 7, 2025.

On roll call, the vote was:

AYES: Ald. Oberlin, Albert, Kubal, Dyke, Methvin.

NAYES: Ald. Jefferson, Gazal, Cipiti.

ABSENT: None.

There being five (5) affirmative votes, the MOTION CARRIED.
Ordinance #2016

APPROVAL OF MINUTES: Mayor Soliman presented the minutes from the Regular Meeting Held on March 17, 2025, for Council approval per the memo dated April 7, 2025.

(#5) Motion by Alderman Albert seconded by Alderwoman Methvin, to Approve the Minutes from the Regular Meeting Held on March 17, 2025, per the memo dated April 7, 2025.

On roll call, the vote was:

AYES: Ald. Gazal, Oberlin, Cipiti, Albert, Kubal, Dyke, Methvin, 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 March 24, 2025, for Council approval per the memo dated April 7, 2025.

(#6) Motion by Alderwoman Gazal seconded by Alderwoman Methvin, to Approve the Minutes from the Work Session Meeting Held on March 24, 2025, per the memo dated April 7, 2025.

On roll call, the vote was:

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

NAYES: None.

ABSTAIN: Ald. Albert.

ABSENT: None.

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

CITY ATTORNEY: Attorney Mike Stiff commented that he has no agenda items but is happy to answer any questions. There were none.

CITY ADMINISTRATOR: Interim City Administrator Tony Graff gave an update on his memo the Council had received.

Community Development Update Items from Director Ainsworth:

- A. There will be a special meeting for the Plan Commission on April 25, 2025, as a Crest Hill business, Hendrickson USA LLC, is looking to add a solar array to their facility to help power their own facility. This has a minimum requirement for a special use. This business is applying for a grant which requires them to go through the entitlement process before June 1, 2025. With that notion, the City Council will see this item at a meeting in May.
- B. The property at the northwest corner of Russ Way and Weber Road has received a grading permit as this will lead to the construction of a new 16,000 SF light industrial building. The property is zoned M-1, and the property owner/developer is working to ensure that all codes are satisfied to help construct this building and bring in a new business to Crest Hill.
- C. Community Development staff interviewed a new candidate for the full-time Building Inspector position. More information will be presented soon regarding the Building Inspector position.

- D. Staff from the Community Development and Finance Departments have been working together to complete the FY24 Annual TIF Reports. After these reports have been drafted, an annual meeting with all taxing bodies will be scheduled in order to report on activities within each respective TIF District – this meeting is called the Joint Review Board (JRB). The JRB has been scheduled for Tuesday, April 29, 2025, at 2 pm taking place in the City Council Chambers. More information will be provided about this meeting in the very near future.

STATEVILLE CORRECTIONAL CENTER – Capital Development Board – No Update

BL DUKE FIRE: B.L. Duke Fire Incident 11/1/2024: The Finance Director Glenn Gehrke is preparing the invoice which was delivered to BL Duke Scrap Metal Recycling Yard 2 Genstar Lane near Industry Avenue off Broadway Street (Unincorporated Will County).

Job Announcements: The following Job Announcements were posted, and the Interim HR Director reviewed the job descriptions and created updated announcements for the following positions (the announcements have been posted on the city web site).

- a. Building Inspector Announcement: A candidate interview was scheduled for the full-time position and a background check will begin.
- b. City Administrator Search – MGT/GovHR Consulting Recruitment Services –The Recruitment Profile Report was completed and delivered to the Mayor & City Council Members on April 3rd. Still on track to provide the electronic books on Thursday, April 3rd. Ryan Cotton will be in person to discuss the Recruitment Profile on Tuesday, April 8th, at the Special Work Session Meeting, Executive Session starting at 7:00 PM. The target date to conduct interviews with the selected candidates by late April and Mid-May depending on schedule availability.
- c. Newly elected Officials will be sworn in on May 5, 2025. Alderwoman Jennifer Methvin will step down and the new elected alderman will step up.

Water Meter Replacement Project – (ON-GOING) Non-Compliance property owners' appointments are progressing. The updated count, as of 3/21, is 68 Rockwell meters, which will need to be changed. There will be a manual reading fee assessed to the homeowners who have not changed their meters.

Places For Eating Tax – Delinquent Businesses: Delinquent Businesses: Additional citations will be issued. Legal options to seek monetary judgement for non-payment of taxes, fines, fees, and penalties which are being prepared to file the civil complaint within 2 weeks. As for Taco for Vatos, a follow-up notice is being prepared regarding the ACH Payments which were rejected. The next step is to begin preparing the documents to file the civil complaint. also, within 2 to 3 weeks. We will keep everyone updated as the process continues with litigation proceedings once filed and recorded.

West Sanitary Sewer Treatment Project – Nothing new to report, still on schedule for the plant to be completed in 2026 (60% Completed). Will keep everyone posted.

Department of Public Works Training - The training which is set up for Certified Flagger training on 3/17 in advance of the construction season will cost \$1300, conducted by Bartalone Safety Company as a recommendation by the city insurance provider. Additional training: Public Works attended OSHA required training on Trench and Excavation Competent Person Safety on Thursday 3/13/25. (See Attached OHSA Training Bulletin)

Interim Public Works Director Julius Hansen would like to start sending out a Public Works Newsletter.

State of Illinois Crime Lab/State Police Headquarters Project – UPDATE – The Illinois State Police is applying for a Section 401 Water Quality Certification pursuant to the Clean Water Act. The application proposes constructing a new crime lab and police headquarters for the Joliet area at 19422 W. Division Street in Crest Hill. The new facility is an 80,000 square foot complex consisting of two buildings on a 13-acre campus. The waterbody is an unnamed tributary of the Des Plaines River. The Illinois EPA (IEPA) Bureau of Water (BOW) is reviewing the application.

City Website – Update: CivicPLUS had a TEAMS meeting to begin outlining tasks and allowing for feedback relating to the web site redesign process. All departments are participating. Concept templates will be discussed at the next TEAMS meeting.

Alderman Oberlin asked for an update on the search for the water and wastewater licenses? Interim Administrator Graff commented that two employees have taken the tests, and we do have a couple of options they are exploring and would be bringing that to the Council at the next work session meeting.

Alderman Jefferson asked what the other options are that he spoke of and what they consist of, are they looking statewide, or inter-state? Interim Administrator Graff commented that they are not searching, they have to see what options are available to them to meet the timeframe of when the licensee will retire.

Alderman Cipiti asked if we could reach out to the property owner at the Hillcrest Shopping Center regarding all the dumping that is taking place behind the stores? Building Commissioner Don Seeman commented that behind Hillcrest Shopping Center where the parking lot ends, and another road begins is NICOR property and they have sent a letter to NICOR. Attorney Stiff commented that NICOR has a Community Liaison person and that is who you would need to contact, and they are usually responsive once they are told and we could cite them, but they would not want that, so they usually handle the issue.

Alderman Oberlin asked for an update for the box with wires on Gaylord and Theodore Street? Engineer Ron Wiedeman commented that he reached out to AT&T, and it is on their repair list, but no timeframe has been given since it is part of a large contract that is repairing all the boxes throughout the County.

Alderman Gazal commented that she is still receiving calls regarding the dumping of mattresses at the empty lot on Ryan and you stated the bank has been contacted. Commissioner Seeman commented that the owner of the property received a letter and

will be getting citations.

Interim City Administrator Tony Graff requested to Approve an Extension to the MGT Impact Solutions, LLC, Agreement for Interim Public Works Position, Julius Hansen per the memo dated April 7, 2025. This is an extension until August 8, 2025, with a clause that either party can cancel within thirty days.

(#7) Motion by Alderman Kubal seconded by Alderman Albert, to Approve an Extension to the MGT Impact Solutions, LLC, Agreement for Interim Public Works Position, Julius Hansen per the memo dated April 7, 2025.

On roll call, the vote was:

AYES: Ald. Cipiti, Albert, Kubal, Dyke, Methvin, Gazal, Oberlin.

NAYES: Ald. Jefferson.

ABSENT: None.

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

Alderman Jefferson asked if we are advertising for the Public Works Director position? Interim Administrator Graff commented that he recommends we start advertising and if the Council would like to give direction.

Alderman Oberlin asked to have this on the next work session for advertising for the Public Works Director position.

PUBLIC WORKS DEPARTMENT: Interim Public Works Director Julius Hansen requested to Approve an Agreement with Layne Christensen Company for Well 10 Emergency Work for an Amount not to Exceed \$80,000.00 per the memo dated April 7, 2025.

(#8) Motion by Alderman Oberlin seconded by Alderman Albert, to Approve an Agreement with Layne Christensen Company for Well 10 Emergency Work for an Amount not to Exceed \$80,000.00 per the memo dated April 7, 2025.

On roll call, the vote was:

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

NAYES: None.

ABSENT: None.

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

COMMUNITY DEVELOPMENT: Economic & Community Development Director Patrick Ainsworth requested to Approve an Independent Contractor Services Agreement with Ronald Mentzer per the memo dated April 7, 2025.

(#9) Motion by Alderman Albert seconded by Alderman Oberlin, to Approve an Independent Contractor Services Agreement with Ronald Mentzer per the memo dated April 7, 2025.

On roll call, the vote was:

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

NAYES: None.

ABSENT: None.

There being eight (8) affirmative votes, the MOTION CARRIED.
Resolution #1294

CITY ENGINEER: City Engineer Ron Wiedeman requested to Approve a Notice of Intent to Award a Contract to Fer Pal Construction USA, LLC for the CIPP Water Main Rehabilitation, Phase 1 in the Amount of \$2,479,975.70 and Execute All Required Documents and Direct City Staff to have Strand Associates, Inc. Prepare the Full IEPA Submittal Package and Submit it to the IEPA for Approval per the memo dated April 7, 2025.

(#10) Motion by Alderperson Oberlin seconded by Alderwoman Methvin, to Approve a Notice of Intent to Award a Contract to Fer Pal Construction USA, LLC for the CIPP Water Main Rehabilitation, Phase 1 in the Amount of \$2,479,975.70 and Execute All Required Documents and Direct City Staff to have Strand Associates, Inc. Prepare the Full IEPA Submittal Package and Submit it to the IEPA for Approval per the memo dated April 7, 2025.

On roll call, the vote was:

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

NAYES: None.

ABSENT: None.

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

POLICE DEPARTMENT: Police Chief Ed Clark had no agenda items but would be happy to entertain any questions. There were none.

MAYOR'S REPORT: Mayor Soliman announced that there will be a meeting of the Veteran's and Police Memorial Committee to prepare for the Memorial Day Ceremony. This meeting will be held in the Community Room on April 15, 2025, at 11:00 a.m. to discuss the Memorial Day activities.

Mayor Soliman also announced that there will be an opening in the Plan Commission since Angelo Deserio is newly elected to the ward one alderman position. Mayor Soliman also stated that there is an opening on the Civil Service Commission due to the death of Nick Weiss.

He announced that any resident can go to the city website and there is a short resume/application process to fill out and turn into the Mayor's Office.

Alderman Cipiti asked if these positions are on the city's Facebook page and was told that he would look into that.

Alderman Jefferson asked if there are any special requirements for these positions. Mayor Soliman commented that it is his recommendation, and he always tries to pick the most qualified position for any position that is open.

Alderman Cipiti asked if there are requirements or a description for this position since people will not apply if they do not know the requirements for that position. Mayor Soliman commented that a lot of times people call him, or he calls people since there are not many people in line for these positions.

CITY CLERK: City Clerk Christine Vershay-Hall announced that all city offices will be closed on Friday, April 18, 2025, in observance of Good Friday.

Clerk Vershay-Hall also announced that the City-Wide Garage Sale will be Thursday, May 15, 2025, through Sunday, May 18, 2025. There is a \$5.00 fee for a permit and the deadline to submit your application and be placed on the list is Tuesday, May 13, 2025. Maps and Lists will be available for pick up on Wednesday, May 14, 2025.

CITY TREASURER: City Treasurer Glen Conklin requested to Approve the List of Bills Issued Through March 23, 2025, in the Amount of \$3,432,278.32 per the memo dated April 7, 2025.

(#11) Motion by Alderperson Oberlin seconded by Alderwoman Methvin, to Approve the List of Bills Issued Through March 23, 2025, in the Amount of \$3,432,278.32 per the memo dated April 7, 2025.

On roll call, the vote was:

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

NAYES: None

ABSENT: None.

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

City Treasurer Glen Conklin presented the Regular and Overtime Payroll from March 10, 2025, through March 23, 2025, in the amount of \$255,275.33 per the memo dated April 7, 2025.

UNFINISHED BUSINESS: There was no unfinished business.

NEW BUSINESS: There was no new business.

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

CITY COUNCIL COMMENTS: Alderperson Oberlin wished everyone a Happy Easter.

Alderman Albert announced the Crest Hill Lions Club is having their Annual Easter Egg Hunt for children ages ten years and younger. This event will be held at Chaney Park at 12:00 p.m. on Saturday, April 19, 2025.

Alderman Albert commented that the decision tonight for the Lockport Township Fire Protection District has weighed heavy on all the Council this past eighteen months and he wanted to state that he respects each councilman for the work that is put in and the homework they do, as well as the staff.

Alderman Dyke wished everyone a Happy Easter.

Alderwoman Methvin commented that this experience into public life and local politics has been an eye opener for her and she has learned many things that she can take with her in life but wanted to say that she appreciates the time she has been able to spend at the City of Crest Hill.

Alderwoman Gazal commented to all the residents who went out of their way to send an email or text message, that we tried, and she is sorry for some of the disrespect they received but she promised that she will continue to do what she can to voice the resident's concerns.

PUBLIC COMMENT: Mackenzie, a resident, approached the podium and explained that the issue with the squatters is back again and it is closer to her house than before. She explained that the people squatting in this residence have an ankle monitor and are digging up plumbing to get water and have threatened the Public Works Department stating they were going to dig up the pipes to turn the water back on. She also informed the Council that the neighbor closest to the squatter house is now having her water stolen from her home. She then asked what the city can do to help this issue since it is unsafe again.

Mayor Soliman asked her to stay after the meeting and talk to our Police Chief and then come in another day to talk to our Building Commissioner Don Seeman, as well. Alderman Dyke commented that he has talked to Commissioner Seeman and Chief Clark about this home as well.

Stuart Soifer, a resident, approached the podium and asked how far the city's enforcement goes, because he hears the same companies and entities that are called at the admin hearing, and they do not even show up and he has witnessed this month after month. He also commented that no one takes the city seriously and asked where the authority lies and how far they can go since no one takes this city seriously.

Mayor Soliman commented that there is a process in place and when it leaves the city it goes to a debt collector service and they try to collect, and after that it goes through the legal department with our City Attorney to go to the Courthouse for legal action.

Linda Dyke, a resident, approached the podium and commented that these vacant properties need to be boarded up. Ms. Dyke also commented that the neighbor who had her water stolen and spicket left on called the police and the officer took forty-five minutes to arrive and then asked the homeowner if she was sure she did not leave the spicket on herself and she had a camera with video to show all that is going on. Ms. Dyke also commented that screens are broken out, the house is being damaged, and they are using buckets outside for the washroom.

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

(#12) Motion by Alderperson Oberlin seconded by Alderwoman Methvin, to go into executive session on 5ILCS 120/2(c)(1).

On roll call, the vote was:

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

NAYES: None.

ABSENT: None.

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

Executive Session 10:22 p.m.

(#13) Motion by Alderperson Oberlin seconded by Alderwoman Methvin, to reconvene from the executive session on 5ILCS 120/2(c)(1).

On roll call, the vote was:

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

NAYES: None.

ABSENT: None.

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

Reconvened 10:51 p.m.

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

(#14) Motion by Alderman Dyke seconded by Alderman Jefferson, to adjourn the April 7, 2025, Council meeting.

On roll call, the vote was:

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

NAYES: None.

ABSENT: None.

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

The meeting was adjourned at 10:52 p.m.

Approved this 5 day of MAY, 2025.

As presented ✓

As amended _____


CHRISTINE VERSHAY-HALL, CITY CLERK


RAYMOND R. SOLIMAN, MAYOR