

MINUTES OF THE REGULAR MEETING
CITY COUNCIL OF CREST HILL
WILL COUNTY, ILLINOIS
December 4, 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.

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 (7:01pm), Alderman Mark Cipiti (7:01pm), Alderman Nate Albert, Alderman Joe Kubal.

Also present were: Police Chief Ed Clark, Public Work Director Blaine Kline, City Engineer Ron Wiedeman, Finance Director Lisa Banovetz, Interim Director of Community Development Ron Mentzer, City Attorney Mike Santschi, Deputy Clerk Karen Kozerka.

Absent were: Building Commissioner Don Seeman, Interim Planner Maura Rigoni, Interim Employee Relations Manager Dave Strahl.

APPROVAL OF MINUTES: Mayor Soliman presented the minutes from the Regular meeting held on November 20, 2023 for Council approval per the memo dated December 4, 2023.

(#1) Motion by Alderwoman Gazal seconded by Alderman Jefferson, to Approve the Minutes from the Regular Meeting Held on November 20, 2023 per the memo dated December 4, 2023.

On roll call, the vote was:

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

NAYES: None.

ABSENT: None.

ABSTAIN: Ald. Cipiti.

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

Mayor Soliman presented the minutes from the Work Session meeting held on November 27, 2023 for Council approval per the memo dated December 4, 2023.

Alderwoman Gazal commented that she would like her comment added on page twelve, of item two, where she asked the mayor if he had any comments regarding the Finance Office and his comment. Clerk Christine Vershay-Hall commented that the Clerk's Office will go back and listen to the comment and add what was said.

(#2) Motion by Alderman Albert seconded by Alderman Jefferson, to Approve the Minutes from the Work Session Meeting Held on November 27, 2023 per the memo dated December 4, 2023.

On roll call, the vote was:

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

NAYES: None.

ABSENT: None.

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

Mayor Soliman presented the minutes from the Work Session meeting held on November 30, 2023 for Council approval per the memo dated December 4, 2023.

(#3) Motion by Alderwoman Gazal seconded by Alderman Jefferson, to Approve the Minutes from the Work Session Meeting Held on November 30, 2023 per the memo dated December 4, 2023.

On roll call, the vote was:

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

NAYES: None.

ABSENT: None.

ABSTAIN: Ald. Dyke.

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

CITY ATTORNEY: Attorney Mike Santschi requested to Approve an Ordinance Regarding the Illinois Paid Leave for All Workers Act for the City of Crest Hill per the memo dated December 4, 2023.

(#4) Motion by Alderperson Oberlin seconded by Alderman Cipiti, to Approve an Ordinance Regarding the Illinois Paid Leave for All Workers Act for the City of Crest Hill per the memo dated December 4, 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.

Ordinance #1966

Attorney Mike Stiff requested to Approve a Resolution Amending Section 3.11 (Benefit Eligibility) and Section 8.2 (Vacation) of the City of Crest Hill Employee Handbook per the memo dated December 4, 2023.

Alderperson Oberlin asked Attorney Santschi if everything meets the requirements of the new law. Attorney Santschi commented that it does meet the requirements.

Alderwoman Gazal asked if governmental temporary employees were included. Attorney Santschi commented that GovHR employees have a contract with GovHR and would not fall under this policy. He also commented that the temporary employees could be covered by the act, but they would be covered by the act through GovHR since GovHR is their employer and not the City of Crest Hill.

(#5) Motion by Alderman Cipiti seconded by Alderperson Oberlin, to Approve a Resolution Amending Section 3.11 (Benefit Eligibility) and Section 8.2 (Vacation) of the City of Crest Hill Employee Handbook per the memo dated December 4, 2023.

On roll call, the vote was:

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

NAYES: None.

ABSENT: None.

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

Resolution #1192

Alderwoman Gazal asked Attorney Santschi if he was able to receive an answer regarding the internet search. Attorney Santschi commented that Attorney Mike Stiff is working on it. Alderwoman Gazal commented that we have been working on this for two months, do we have any idea when we will receive this. Attorney Santschi commented that he will let Attorney Stiff know and reach out to Alderwoman Gazal.

CITY ADMINISTRATOR: There were no agenda items for discussion.

PUBLIC WORKS DEPARTMENT: Public Works Director Blaine Kline commented that he has no agenda items for discussion but is happy to answer any questions.

Alderperson Oberlin commented that she had a resident in her ward call her and usually doesn't call for a good reason but this time he wanted to specifically give the Public Work Director praise for how he handled the snow. Alderperson Oberlin also thanked Director Kline and his staff.

CITY ENGINEER: City Engineer Ron Wiedeman requested to Approve an Ordinance Amending Provisions of Title 13 (Water and Sewer), Chapter 13.24 (Rates and Charges) of the Crest Hill City Code Regarding Water and Sewer Rates per the memo dated December 4, 2023.

(#6) Motion by Alderwoman Gazal seconded by Alderman Jefferson, to Approve an Ordinance Amending Provisions of Title 13 (Water and Sewer), Chapter 13.24 (Rates and Charges) of the Crest Hill City Code Regarding Water and Sewer Rates per the memo dated December 4, 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.

Ordinance #1967

Alderman Jefferson commented that the traffic signal at Randich and Weber, going southbound, seems to be off and holds traffic a long time which builds up. Engineer Wiedeman commented that he will contact Gas and Wash and let Will County know as well.

Alderman Dyke asked what we are still waiting on for the welcome monument on Route 53 by the Golf Course. Engineer Wiedeman commented that we are waiting on the stone, and he recently had a conversation with the contractor, and they said the stone should be delivered this week but they need a week or two weeks to polish the stones. They should be placed, weather permitting, in the next couple of weeks.

ECONOMIC DEVELOPMENT DEPARTMENT: Interim Community Development Director Ron Mentzer requested to Approve an Ordinance Granting a Special Use Permit with Respect to Certain Real Property Located within the Corporate Boundaries of the City of Crest Hill (Application of Caliber Collision Centers) per the memo dated December 4, 2023.

Mayor Soliman asked if the Council had any questions or comments regarding Director Mentzer's request. There were no questions or comments.

Mayor Soliman announced that the owner of the property is in attendance. He also asked if the Council had any questions or comments for him. There were no questions or comments.

Mayor Soliman asked if anyone in the audience would like to speak for or against Caliber Collision Centers for a Special Use request for an auto repair shop in case number SU-23-5-11-1 for the property owned at 1815 Plainfield Road. There was no one in the audience wishing to speak for or against the request of Caliber Collision.

(#7) Motion by Alderperson Oberlin seconded by Alderman Jefferson, to Approve an Ordinance Granting a Special Use Permit with Respect to Certain Real Property Located within the Corporate Boundaries of the City of Crest Hill (Application of Caliber Collision Centers) per the memo dated December 4, 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.

Ordinance #1968

Interim Community Development Director Ron Mentzer requested to Approve an Ordinance Amending Section 15.08.020 (Building Permit Fees for Commercial/Industrial Construction) of Chapter 15.08 (Building Permit Fees) of Title 15 (Buildings and Construction) of the Crest Hill City Code of Ordinances per the memo dated December 4, 2023.

(#8) Motion by Alderman Albert seconded by Alderperson Oberlin, to Approve an Ordinance Amending Section 15.08.020 (Building Permit Fees for Commercial/Industrial Construction) of Chapter 15.08 (Building Permit Fees) of Title 15 (Buildings and Construction) of the Crest Hill City Code of Ordinances per the memo dated December 4, 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.

Ordinance #1969

Mayor Soliman thanked Kurt Johnson, the owner of the property at 1815 Plainfield Road for taking care of his property over the years. He also commented that he has received compliments over the years on how nice the property has been kept.

POLICE DEPARTMENT: Police Chief Ed Clark commented that there are no agenda items for discussion, but he wanted to address that he has received many complaints for Industrial Park off Division Street regarding more than normal truck traffic. He also commented that he is working with Amazon and the other trucking companies to help ease this situation.

Alderman Cipiti asked if Gaylord from Division to Route 30 is an approved truck route. Chief Clark commented that it is not a 'no truck' route road. Alderman Cipiti commented that residents had contacted him regarding that being a no truck route and now the signs designating that are gone and there is a tremendous number of trucks traveling that road now. Chief Clark commented that he will look into that because some of that route is unincorporated and there is issues and hopefully we will have some decisions made.

Alderman Jefferson asked if Borio Drive is an approved truck route. He has noticed tractor trailers coming up from Division to Renwick. Chief Clark commented that it is not a truck route, and he will address that as well.

Alderman Albert commented that it is very disappointing because this time of year the trucks are everywhere in our city, and he feels we need to have a work session discussion regarding the enforcement of truck traffic.

Mayor Soliman commented that he knows that Chief Clark has met with all the representatives of all the trucking terminals in that business park and this is their busy time of the year, and our Chief has done a lot to try and get some cooperation from these trucking terminals.

Alderwoman Gazal commented that there are many Amazon vans that go through Tahoe Lane, and they go the wrong way and asked if Chief Clark can talk to his contact at Amazon. Chief Clark commented that he will speak to the Plant Manager and see if he can get that addressed.

MAYOR: Mayor Raymond Soliman commented that our Winter Fest was a well-attended event and he seen many happy faces on the parents and children that attended the event. He also wanted to extend his gratitude to Public Works Director Blaine Kline, Tony Halaska, and John Pellegrini who did a lot of set up inside and outside. It was a very successful event. He also thanked Police Chief Ed Clark and all the Police Officers that were present throughout the day. He then thanked Alderman Albert and Alderman Cipiti

who are the committee members for the event and to all the City Council members, City Treasurer Glen Conklin, and City Clerk Christine Vershay-Hall for helping. He also thanked anyone who helped with the event that he may have forgotten.

He then announced that he attended along with Treasurer Glen Conklin the grand opening of the Alano Club on Plainfield Road. He also commented that Todd Carter from the Alano Club has made a great improvement to the building, and we wish them much success in the City of Crest Hill.

Aldersperson Oberlin commented that she was not able to be at the Alano Club for the ribbon cutting but she was able to attend later for about an hour and received a tour of the building.

Alderwoman Gazal wanted to add that the Director of Public Works assistant, Ada, had worked hard and done a lot for the Winter Fest and deserves some credit as well.

CITY CLERK: City Clerk Christine Vershay-Hall commented that she did not have any agenda items for discussion.

Mayor Soliman asked if there were any questions for the clerk.

Alderwoman Gazal commented that multiple staff members have brought to her attention an incident that happened in a budget meeting that the clerk was invited to. She also commented that when we will stop attacking and screaming at people the way we did to an interim who is not an employee, who was invited to the meeting. She commented that we are looking for a lawsuit because there is no reason to be yelling and screaming at an interim. She stated that there was staff in the front office who heard the screaming.

City Clerk Christine Vershay-Hall commented that Alderwoman Gazal is the one who started by saying people are doing other people's work and not doing their work. Alderwoman Gazal stated that that has nothing to do with what she said. Clerk Vershay-Hall continues to express her concern and Alderwoman Gazal commented that she is still talking, and stated that she was talking about Dave, our interim employee, who was in the budget meeting screaming at him. Clerk Vershay-Hall commented that she did not start screaming at him. Alderwoman Gazal commented that that is a lie. Mayor Soliman commented that this discussion should not be held in public and should be held in executive session. Alderwoman Gazal commented that she will take it to executive session but continued to ask when it will stop, and everyone needs to start staying in their lane and for someone to do this to an interim is disgusting and stop the games. Clerk Vershay-Hall commented that Alderwoman Gazal started this with Engineer Wiedeman doing banners and shirts when it's not his job, then she continued to say Alderwoman also accused Deputy Clerk Karen on doing Marybel's job. Clerk Vershay-Hall commented that she walked into the meeting and asked what a Human Resource person is doing in a budget meeting. Mayor Soliman commented that this should be in executive session. Clerk Vershay-Hall commented that she wants this in the public and asked again why an Interim HR person is in a budget meeting and she will be submitting a FOIA request for copies of the tapes. Mayor Soliman asked Attorney Santschi if this should be discussed in the executive session. Attorney Santschi commented that if they want to talk about employment and such,

it would be more appropriate to discuss this in executive session and should be offline. Alderwoman Gazal commented that she brought this up since it happened in a public building and the staff needs to know there is a line that we should not be crossing.

CITY TREASURER: Finance Director Lisa Banovetz commented that this item will be brought to the Council on an annual basis. Per resolution #974, the city will make a minimal contribution of \$150,000.00 in addition to 100% of the actuarially determined contribution each fiscal year to the Police Pension Fund until that fund reaches 80% of that funded status.

Finance Director Lisa Banovetz requested Approval of a \$150,000 Payment to the City's Police Pension Fund, in Accordance with Resolution #974 per the memo dated December 4, 2023.

(#9) Motion by Alderperson Oberlin seconded by Alderman Albert, to Approve a \$150,000 Payment to the City's Police Pension Fund, in Accordance with Resolution #974 per the memo dated December 4, 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 Treasurer Glen Conklin requested Approval of the list of bills issued through December 5, 2023 in the amount of \$1,890,898.30 for Council approval per the memo dated December 4, 2023.

(#10) Motion by Alderperson Oberlin seconded by Alderman Jefferson, to Approve the list of bills through December 5, 2023 in the amount of \$1,890,898.30 per the memo dated December 4, 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.

City Treasurer Glen Conklin presented the regular and overtime payroll from November 6, 2023 through November 19, 2023 in the amount of \$253,036.67 per the memo dated December 4, 2023.

Treasurer Glen Conklin asked to add an agenda item to the next work session discussion and the topic would be water billing supervisor's office.

UNFINISHED BUSINESS: There was no unfinished business.

NEW BUSINESS: Alderwoman Gazal commented that after doing some research regarding the interim position for a temporary city administrator she asked if she could add a candidate or if that needs to be done in the executive session. Attorney Santschi commented that if it were regarding the interviews this would need to be discussed in the executive session.

COMMITTEE/LIAISON REPORTS: Alderman Albert announced that our Annual Decorating Contest has begun. The forms are available on the city website or the Clerk's Office. The forms are due by December 13, 2023 and judging will take place between December 14-17, 2023. The winners will be presented at the December 18, 2023 meeting. If anyone has any questions, please contact Alderman Nate Albert and Alderman Mark Cipiti via phone, text, or email.

COUNCIL COMMENTS: Alderman Vershay commented that the parade was nice and thanked Director Kline for a good job.

Alderwoman Gazal thanked Director Kline for doing an amazing job with the Winter Fest in a short timeframe.

Alderman Oberlin thanked Director Kline for the fabulous job done with the Winter Fest.

Alderman Cipiti thanked Director Kline and his staff for all the hard work on the parade and fest. He noticed through smiles that it brought a lot of joy to everyone.

Alderman Albert thanked Director Kline on the great job doing the Winter Fest and parade and he thanked him on his great leadership skills.

Alderman Kubal informed everyone that Thursday, December 7, 2023 is the 82nd remembrance of Pearl Harbor Day.

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).

Alderman Cipiti asked to add an additional executive session item under 120 ILCS 5/2c. Attorney Santschi asked what subpart, 2(c)(1) is employment matters. Alderman Cipiti commented 2(c)(1). Attorney Santschi commented that we are going into executive session.

(#11) 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 7:34 p.m.

(#12) Motion by Alderman Cipiti seconded by Alderwoman Gazal, to reconvene from the executive session on Personnel 5 ILCS 120/2(c)(1).

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.

Reconvened 8:59 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.

(#13) Motion by Alderman Dyke seconded by Alderman Vershay, to adjourn the December 4, 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 9:00 p.m.

Approved this _____ day of _____, 2023

As presented _____

As amended _____

CHRISTINE VERSHAY-HALL, CITY CLERK

RAYMOND R. SOLIMAN, MAYOR