

RESOLUTION NO. _____

**A RESOLUTION APPROVING AN EXTENSION OF THE TERM OF THE UPDATED
AND EXTENDED INDEPENDENT CONTRACTOR CONSULTING SERVICES
AGREEMENT BY AND BETWEEN THE CITY OF CREST HILL, WILL COUNTY,
ILLINOIS, AND RONALD MENTZER**

WHEREAS, the Corporate Authorities of the City of Crest Hill, Will County, Illinois, have the authority to adopt resolutions and to promulgate rules and regulations that pertain to the City's government and affairs and protect the public health, safety, and welfare of its citizens; and

WHEREAS, pursuant to Section 2-2-12 of the Illinois Municipal Code (65 ILCS 5/2-212), the City Council possesses the authority to enter into contracts that serve the legitimate corporate purposes of the City; and

WHEREAS, Ronald Mentzer (the "Consultant"), is an individual who is qualified to render community development, economic development, municipal tax increment financing, organizational and operational efficiency, staff development, and other management consulting services (the "Services"); and

WHEREAS, Consultant was previously leased to the City of Crest Hill through a contract with MGT where he functioned as the City's Interim Community and Economic Development Director for a period of 16 months; and

WHEREAS, thereafter, the City Council determined to engage the Consultant to provide the Services to assist with certain projects in the Community and Economic Development Department after the hiring of Patrick Ainsworth as Director of Community and Economic Development;

WHEREAS, Patrick Ainsworth resigned from his position with the City of Crest Hill effective July 1, 2025; and

WHEREAS, on July 21, 2025, by the passage of Resolution #1323 the City Council determined to extend the Independent Contractor Consulting Services Agreement with Ronald Mentzer to December 31, 2025 to allow him to continue to handle certain projects within the City on which he has been working as well as to have him act as the Interim Director of Community and Economic Development until Daniel Ritter began his employment with the City of Crest Hill; and

WHEREAS, Daniel Ritter is now the Director of Community and Economic Development and has recommended that Ronald Mentzer's current Consulting Services Agreement, as amended by Resolution #1323, and which now ends on December 31, 2025, be

extended to the end of the City's Fiscal Year, April 30, 2026, to allow him to continue to work on certain projects;

WHEREAS, City Staff have negotiated an Amended Exhibit A to the Independent Contractor Consulting Services Agreement (the "Agreement") with the Consultant which extends his services to the end of the City's Fiscal Year, April 30, 2026, (a copy of the Amended Exhibit A is attached hereto as Exhibit 1 and fully incorporated herein); and

WHEREAS, the City Council has reviewed Exhibit 1 and determined that it should be approved and attached to the Independent Contractor Services Agreement with all other conditions, terms, and provisions of the Agreement approved by Resolution #1323 to remain the same, and

WHEREAS, the City Council has determined that it is in the best interests of the City and its citizens to enter into the Amendment with the Consultant.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Crest Hill, Illinois, pursuant to its statutory authority, as follows:

SECTION 1: PREAMBLE. The City Council hereby finds that all the recitals contained in the preamble to this Resolution are true, correct, and complete and are hereby incorporated by reference hereto and made a part hereof.

SECTION 2: AGREEMENT APPROVED. The City Council hereby finds and declares that the conditions, terms, and provisions of the Amendment (Exhibit 1) are fair, reasonable, and acceptable to the City and that the same is hereby approved in form and substance. Therefore, the City Council hereby authorizes and directs the Mayor to execute and deliver, and the Clerk to attest, the Amendment, when finalized, and further to take any and all other actions, including without limitation the execution and delivery of any and all documents, necessary and appropriate to effectuate the intent of this Resolution, which is to enter into the Amendment with the Consultant.

SECTION 3: SEVERABILITY. If any section, paragraph, clause, or provision of this Resolution is held invalid, the invalidity of such section, paragraph, clause, or provision shall not affect any other provision of this Resolution.

SECTION 4: REPEALER. All ordinances, resolutions or orders, or parts thereof, which conflict with the provisions of this Resolution, are to the extent of such conflict hereby repealed.

SECTION 5: EFFECTIVE DATE. This Resolution shall be in full force and effect immediately upon its passage and publication according to law.

PASSED THIS 15TH DAY OF DECEMBER, 2025.

	Aye	Nay	Absent	Abstain
Alderman Scott Dyke	_____	_____	_____	_____
Alderman Angelo Deserio	_____	_____	_____	_____
Alderwoman Claudia Gazal	_____	_____	_____	_____
Alderman Darrell Jefferson	_____	_____	_____	_____
Alderperson Tina Oberlin	_____	_____	_____	_____
Alderman Mark Cipiti	_____	_____	_____	_____
Alderman Nate Albert	_____	_____	_____	_____
Alderman Joe Kubal	_____	_____	_____	_____
Mayor Raymond R. Soliman	_____	_____	_____	_____

Christine Vershay-Hall, City Clerk

APPROVED THIS 15TH DAY OF DECEMBER, 2025.

Raymond R. Soliman, Mayor

ATTEST:

Christine Vershay-Hall, City Clerk

Exhibit 1 (Amended Exhibit A
to the Independent Contractor
Consulting Services Agreement
approved on July 21, 2025)

EXHIBIT A

CONSULTANT SCOPE OF SERVICES AND BASE COMPENSATION

CONSULTANT: Ronald Mentzer

TERM OF ENGAGEMENT: From January 1, 2026, to April 30, 2026

SCOPE OF SERVICES: The Consultant will provide municipal community development, economic development, tax increment financing, organizational and operational efficiency, staff development, and other management consulting services focused on:

1. Ensuring contiguity in City of Crest Hill Community Development Department operations.
2. Providing project review and City approval process support on significant ongoing development projects and proposals to enable the new Community and Economic Development Director to focus meaningful time on City economic development efforts. Significant ongoing development projects and proposals include, but are not limited to: the development of the balance of the Heidner property at the northwest corner of Weber Road and Division Street, the development of the Lucky Brothers gas station, convenience store, and Dunkin' Donuts store at the southwest corner of Broadway Street and Caton Farm Road, Midwest Industrial Fund's (MIF) development of a 150,000+ sq. ft. industrial/warehouse/office building at the south end of Advantage Drive.
3. Providing project review, City approval process coordination, and property sale support for the pending sale and redevelopment of the former City of Crest Hill City Hall site to QuikTrip.
4. Transferring institutional knowledge regarding City regulations, review and approval processes, staffing, and operational challenges and opportunities to the new full-time Community and Economic Development Director.
5. Assisting in the review and potential creation of a new East Weber Road/Caton Farm Road TIF District and providing private sector TIF assistance and other economic development incentive requests.
6. Coordinating the preparation and filing of the required annual Tax Increment Financing District Fiscal Reports with the State of Illinois and ensuring that the City conducts the required Tax Increment Financing Joint Review Board meetings for the two existing TIF Districts in the City.

BASE COMPENSATION:

\$115.00 per hour for hours worked. The maximum number of hours per week shall be twenty-four (24) unless otherwise authorized by the Mayor and City Council.

PREMIUM COMPENSATION FOR DIRECTOR DUTIES:

In addition to the Base Compensation set forth in this Agreement, Consultant shall be entitled to receive premium compensation of Ten Dollars (\$10.00) per hour for each hour during which Consultant performs duties that are specifically designated as Director-level responsibilities and are approved in advance in writing by the City Administrator. Such premium compensation shall only apply to hours documented and verified as spent performing said Director duties and shall be paid in accordance with the City's standard payment schedule.

Signature Page to Follow

RONALD MENTZER

Date: _____

THE CITY OF CREST HILL

By: RAYMOND SOLIMAN

Its: Mayor

Date: _____