

MINUTES OF THE REGULAR MEETING  
CITY COUNCIL OF CREST HILL  
WILL COUNTY, ILLINOIS  
November 21, 2022

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, 1610 Plainfield Road 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, Alderwoman Claudia Gazal, Alderman Darrell Jefferson, Alderperson Tina Oberlin, Alderman Mark Cipiti, Alderman Nate Albert, Alderman Joe Kubal.

Also present were: City Administrator Jim Marino, Director of Public Works Mark Siefert, City Engineer Ron Wiedeman, Deputy Chief Jason Opiola, City Attorney Mike Stiff.

Absent were: Finance Director Lisa Banovetz, Police Chief Ed Clark, Interim Planner Maura Rigoni.

APPROVAL OF MINUTES: Mayor Soliman presented the minutes from the regular meeting held on November 7, 2022 for Council approval.

(#1) Motion by Alderwoman Gazal, seconded by Alderman Vershay, to approve the minutes from the regular meeting held on November 7, 2022 as presented.

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.

(31)

(43) Mayor Soliman presented the minutes from the work session held on November 14, 2022 for Council approval.

(#2) Motion by Alderwoman Gazal, seconded by Alderman Dyke, to approve the minutes from the work session held on November 14, 2022 as presented.

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.

(48)

CITY ATTORNEY: (62) City Attorney Mike Stiff had no agenda items for discussion.

CITY ADMINISTRATOR: (72) City Administrator Jim Marino presented a Change order with Timm Electric in the amount of \$8,985.00 for construction Work at the City Center per the memo dated November 21, 2022. Alderman Cipiti questioned the change orders that were left off of the November 7, 2022. Was Flooring First voted on at that meeting. It was not.

(#3) Motion by Alderman Jefferson, seconded by Alderman Oberlin, to approve a Change order with Timm Electric in the amount of \$8,985.00 for construction Work at the City Center per the memo dated November 21, 2022.

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.

(121)

(162) Mayor Soliman presented a Change order with Flooring First, Inc. in the amount of \$800.00 for construction Work at the City Center per the memo dated November 21, 2022.

(#4) Motion by Alderman Albert, seconded by Alderman Jefferson, to approve a Change order with Flooring First, Inc. in the amount of \$800.00 for construction Work at the City Center per the memo dated November 21, 2022.

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.

(167)

(182) Mayor Soliman presented a Change order with Flooring First, Inc. in the amount of \$21,998.16 for construction Work at the City Center per the memo dated November 21, 2022. Alderman Cipiti questioned the Flooring First change order. Was this for the floor that was damaged due to the defective sprinkler head and is this for the replacement floor. Administrator Marino explained that we received the payment from the insurance company for the damage and this is a part of the reconstruction.

(#5) Motion by Alderman Dyke, seconded by Alderman Jefferson, to approve a Change order with Flooring First, Inc. in the amount of \$21,998.16 for construction Work at the City Center per the memo dated November 21, 2022.

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.

(187)

(237) Mayor Soliman presented a Change order with J.L. Adler Roofing & Sheet Metal in the amount of \$46,460.00 for construction Work at the City Center per the memo dated November 21, 2022.

(#6) Motion by Alderwoman Gazal, seconded by Alderperson Oberlin, to approve a Change order with J.L. Adler Roofing & Sheet Metal in the amount of \$46,460.00 for construction Work at the City Center per the memo dated November 21, 2022.

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.

(241)

(256) Administrator Marino presented a 60-month agreement with Comcast for ethernet network and managed routers in the amount of \$5,031.00 per month (plus taxes and fees) with a one-time installation construction fee of \$2,200.00 per the memo dated November 21, 2022. Administrator Marino went over the terms of the agreement which were discussed at a previous work session.

(#7) Motion by Alderperson Oberlin, seconded by Alderwoman Gazal, to approve a 60-month agreement with Comcast for ethernet network and managed routers in the amount of \$5,031.00 per month (plus taxes and fees) with a one-time installation construction fee of \$2,200.00 per the memo dated November 21, 2022.

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.

(274)

(294) Administrator Marino presented a request to Approve a managed service agreement with All Information Services, Inc. for computer network maintenance per the memo dated November 21, 2022. Administrator Marino went over the back ground of the company and their previous work with municipalities along with the terms of the contract. Once AIS becomes more familiar with our network, they can work remotely, and the number of hours needed could be reduced. Administrator Marino explained that he felt it was important to bring them in prior to the departure of our IT Director so that they could get familiar with our network. The services that we provide depend heavily on the computer network. Representatives from AIS were in attendance to answer any questions. Alderman Jefferson asked if we need to make a change. We allow \$20,000.00 for emergency services and this contract is for \$28,000.00. Alderman Cipiti said that he thought the ordinance allowed the Administrator or department head to approve up to \$20,000.00 per month for an emergency without Council approval. Discussion followed. Alderman Jefferson said that he is concerned about going against our own rule. Mayor Soliman said that the Administrator kept the Council updated through emails as to what the course of action was going to be. Members of the Council felt this was not true. We received emails after the fact. The Mayor asked what we would have done during the two week interim between when the IT Director left, and the Council was able to give approval and the network went down. Alderperson Oberlin said that the Council should have been notified before the fact as to what was going to be done so that we were not left out. Alderwoman Gazal felt that again we are having a problem with a lack of communication with the Council. An email was not sent to the

Council until after the firm was hired and they were to start on a Monday. We are being forced to make quick decisions to keep the City functioning. A simple email to the Council explaining why this firm should be hired would have kept them up to date. Alderwoman Gazal thought that we should contact other municipalities as to what they do in these types of situations. Alderman Dyke asked if we had a list of other municipalities that AIS serves. We do. Alderwoman Gazal stated that it is her right as an official to ask questions. If other officials want to walk out as they have done during a work session that is their right. She is not picking on anyone but needs answers to questions that concern the City. The Council is responsible to the residents. She is tired of seeing the disrespect that is shown amongst the members. Alderwoman Gazal would like to see us find a company that is less expensive during the interim. Also, she would like to discuss the hiring of a future director or an IT company at a future work session.

(#8) Motion by Alderman Albert, second by Alderman Jefferson, to Approve a managed service agreement with All Information Services, Inc. for computer network maintenance per the memo dated November 21, 2022.

On roll call, the vote was:

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

NAYES: Ald. Oberlin, Cipiti.

ABSENT: None.

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

(762)

(782) Mayor Soliman thanked Administrator Marino for the work he put into securing an IT company in a short period of time. Alderwoman Gazal thanked the Administrator for respecting the Council's opinion. Alderman Cipiti requested that the Administrator keep the Council abreast of what is being done to fill the IT Director position.

PUBLIC WORKS DEPARTMENT: (830) Public Works Director Mark Siefert had no agenda items for discussion.

(835) Director Siefert informed the residents that we will be hosting the 3<sup>rd</sup> annual Holiday parade which will begin at 10:00 a.m. on December 3, 2022. The route and further information will be announced next week.

(846) Director Siefert announced that on Monday November 28, 2022 beginning at 8:00 a.m., we will be giving away smoke detectors to the first 100 people who stop by public Works. These were made available through a grant with FM Global. You will need to show a water bill as proof of residency and one smoke alarm will be issued per household. Alderperson Oberlin asked if we could take a look at the bus benches on Rte. 30 and Sweetbriar. They are causing a sight problem. Director Siefert would look into it.

CITY ENGINEER: (898) City Engineer Ron Wiedeman presented AN ORDINANCE AMENDING THE CITY OF CREST HILL COMPREHENSIVE PLAN BY APPROVING AND ADOPTING THE INCLUSION OF THE DIVISION AND WEBER BUSINESS PARK SUB-AREA PLAN AS AN AUXILIARY CHAPTER THERETO per the memo dated November 21, 2022. This was discussed at a previous work session. Alderman Cipiti asked if surrounding property owner who objected will have to give their

consent on this. As we are defining alignment we will try to work with the property owner in question.

(#9) Motion by Alderman Albert, seconded by Alderman Jefferson, to approve AN ORDINANCE AMENDING THE CITY OF CREST HILL COMPREHENSIVE PLAN BY APPROVING AND ADOPTING THE INCLUSION OF THE DIVISION AND WEBER BUSINESS PARK SUB-AREA PLAN AS AN AUXILIARY CHAPTER THERETO per the memo dated November 21, 2022.

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.

Ordinance #1935

(912)

(969) Alderman Albert thanked the Engineer for all of the work he has put into this project.

ECONOMIC DEVELOPMENT DEPARTMENT: (973) There were no agenda items for discussion.

POLICE DEPARTMENT: (976) Deputy Police Chief Jason Opiola had no agenda items for discussion. The reports were on file.

MAYOR: (982) Mayor Raymond Soliman had no agenda items for discussion.

(986) Mayor Soliman announced that there was a Veterans program at Post 1080 on Friday November 11, 2022. There was a Veterans Day program during the same day at Willow Falls. Both programs were very nicely done. The Mayor announced that the new control tower is up and running at Lewis University. He then spoke of the concern some residents had in regard to the size of the planes that will utilize the airport. They will be no larger than the ones that have used the facility in previous years.

CITY CLERK: (1102) City Clerk Christine Vershay-Hall had no agenda items for discussion. She wished all of the residents a Happy Thanksgiving on behalf of her office. Alderman Cipiti asked for an update on the property tax rebate. Clerk Vershay-Hall explained that this was handled through the Finance Department. Alderman Cipiti explained that he was concerned about the offices getting overwhelmed due to the shortage of staff. Clerk Vershay-Hall said that the staff in both offices are handling the applications with no problem.

CITY TREASURER: (1132) Treasurer Conklin presented the list of bills in the amount of \$225,708.31 per the memo dated November 21, 2022 for Council approval.

(#10) Motion by Alderperson Oberlin, seconded by Alderman Dyke, to approve the list of bills in the amount of \$225,708.31 per the memo dated November 21, 2022.

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.  
(1142)

(1158) City Treasurer Glen Conklin presented the regular and overtime payroll from October 24, 2022 to November 6, 2022 in the amount of \$236,483.01 per the memo dated November 21, 2022.

(1169) Treasurer Conklin wished everyone a Happy Thanksgiving.

UNFINISHED BUSINESS: (1176) There was no unfinished business.

NEW BUSINESS: (1178) There was no new business.

COMMITTEE/LIAISON REPORTS: (1180) Alderman Albert announced that we will again wabe hosting the Holiday Decorating contest. Winners will be announced at the December 19, 2022 Council meeting. The last day to get the form in is December 12, 2022.

COUNCIL COMMENTS: (1198) Alderman Dyke wished everyone a Happy Thanksgiving. Alderman Vershay wished everyone a Happy Thanksgiving. Alderman Jefferson wished everyone a Happy Thanksgiving. Alderwoman Gazal wished the staff, Council, and residents a Happy Thanksgiving. Alderperson Oberlin wished everyone a Happy Thanksgiving. Alderman Cipiti wished everyone a Happy Thanksgiving. Alderman Albert wished everyone a Happy Thanksgiving. Alderman Kubal wished everyone a Happy Thanksgiving.

(1268) Mayor Soliman informed the residents that the newsletter will be enclosed with the upcoming water bill to be sent out in the month of December. The property tax rebate forms are due back by the first of December.

PUBLIC COMMENT: (1294) There were no citizens wishing to address the Council.

There being no further business before the Council, a motion for adjournment was in order.

(#11) Motion by Alderman Dyke, seconded by Alderman Vershay, to adjourn the November 19, 2022 City 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.  
(1301)

The meeting was adjourned at 7:40 p.m.

Approved this \_\_\_\_\_ day of \_\_\_\_\_, 2022

As presented \_\_\_\_\_

As amended \_\_\_\_\_

\_\_\_\_\_  
CHRISTINE VERSHAY-HALL, CITY CLERK

\_\_\_\_\_  
RAYMOND R. SOLIMAN, MAYOR

DRAFT