

MINUTES OF THE REGULAR MEETING  
CITY COUNCIL OF CREST HILL  
WILL COUNTY, ILLINOIS  
July 15, 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, Alderman Scott Dyke, Alderwoman Jennifer Methvin, Alderman Darrell Jefferson, Alderwoman Claudia Gazal, Alderperson Tina Oberlin, Alderman Mark Cipiti, Alderman Joe Kubal.

Also present were: Interim City Administrator Tony Graff, Police Chief Ed Clark, Interim Director of Finance Carron Johnson, City Engineer Ron Wiedeman, Interim Public Works Director Mike Eulitz, Interim Director of Community Development Ron Mentzer, Interim Human Resource Manager Dave Strahl, City Attorney Mike Stiff, Deputy Clerk Karen Kozerka.

Absent were: City Clerk Christine Vershay-Hall, Alderman Nate Albert, Interim City Planner Maura Rigoni, Building Commissioner Don Seeman.

Mayor Soliman excused Alderman Albert from tonight's meeting.

Mayor Soliman announced that there is a good chance of severe weather this evening and if the weather gets severe, we will stop the meeting and head to the basement to be in a safer place.

APPROVAL OF MINUTES: Mayor Soliman presented the minutes from the Regular Meeting held on July 1, 2024, for Council approval per the memo dated July 15, 2024.

(#1) Motion by Alderwoman Gazal seconded by Alderman Jefferson, to Approve the Minutes from the Regular Meeting Held on July 1, 2024, per the memo dated July 15, 2024.

On roll call, the vote was:

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

NAYES: None.

ABSENT: Ald. Albert.

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

CITY ATTORNEY: City Attorney Mike Stiff requested to Approve a Resolution Approving a Forensic Consulting Services Agreement by and between the City of Crest

Hill, Will County, Illinois and Sikich, LLC per the memo dated July 15, 2024. This is for personnel matters that were discussed in the executive session previously.

Alderwoman Gazal commented that the majority of the Council is conservative about spending taxpayer money, but it is important to hire this company for the transparency of the city.

Alderman Dyke asked if there would be a limit placed on the amount we would spend with this company. Attorney Stiff commented that this agreement is for a representative to come and speak to the Council in an executive session to see what is needed and if a decision is made to go forward there will be a resolution with more detailed parameters.

(#2) Motion by Alderwoman Gazal seconded by Alderperson Oberlin, to Approve a Resolution Approving a Forensic Consulting Services Agreement by and between the City of Crest Hill, Will County, Illinois and Sikich, LLC per the memo dated July 15, 2024.

On roll call, the vote was:

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

NAYES: None.

ABSENT: Ald. Albert.

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

Resolution #1244

CITY ADMINISTRATOR: Interim Administrator Tony Graff gave a brief update regarding updates on an investment group that has entered into a purchase contract for .67-acre site located at the northwest corner of Plainfield Road and Gaylord Road that is unincorporated. They are interested in annexing Crest Hill and developing property with a drive through coffee facility called Scooter Coffee or a small multi-tenant commercial building.

He also gave more updates regarding his memo.

- GPWC had their first Board Meeting on July 2, 2024, and all six board members were in attendance.
- There is a continued discussion relating to the utility and infrastructure assessment with the Department of Corrections regarding Stateville Correctional Center.
- Interim Administrator Graff then gave an update on the job announcements.
  - Public Works Director – GovHR is doing professional outreach.
  - Community Development Director - Further discussion in an executive session meeting.
  - HR Manager – This was posted on July 12, 2024.
  - The Public Works Maintenance – Civil Service list has been created with hopes we will be able to hire two more candidates.
- Public Works crew will continue to maintain the Old City Hall landscaping and clean-up.

- Mosquito spraying is still ongoing.
- The monument sign at Weber Road and McGilvery has been installed and the lighting along the landscaping still needs to be completed.
- More information and photographs to come regarding the new City Hall mounted wall plaque.
- The Water Meter Replacement Project is coming along and there is approximately sixty meters left to replace. This will still generate overtime since it is our crew replacing these and getting the project done by the target date of September.
- There was nothing new to report with the West Sanitary Sewer Treatment Project.
- There was nothing new on the Crime Lab to report.
- White Oak Library is holding a Fall Festival on September 29, 2024, and they will be using our parking lot for the overflow of parking.
- The Police Department is looking to move the National Night Out to Neighbors Night Out on September 4, 2024.

Interim City Administrator Tony Graff requested Approval of an Agreement for Professional Outreach Recruitment Services by GovHR/MGT for the Purposes of Recruiting a Director of Public Works per the memo dated July 15, 2024. The cost of this is \$7,000.00.

(#3) Motion by Alderperson Oberlin seconded by Alderwoman Gazal, to Approve an Agreement for Professional Outreach Recruitment Services by GovHR/MGT for the Purposes of Recruiting a Director of Public Works per the memo dated July 15, 2024.

On roll call, the vote was:

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

NAYES: None.

ABSENT: Ald. Albert.

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

Interim City Administrator Tony Graff requested Approval for the City Administrator Recruitment Services by GovHR USA per the memo dated July 15, 2024.

Alderwoman Gazal commented that Steve Gulden left in October, and we took a long time to even post this position hopefully we will not wait this long this time. She also commented that we have a solution, but the mayor refuses to go along with the Council.

She then commented that if we cannot have a permanent candidate from GovHr, can we have an interim from GovHR? Mayor Soliman commented that we have an interim now. Alderwoman Gazal commented that she is not going to discuss this in a public session, but the majority of the Council wants a change.

Alderman Dyke commented that he does not feel someone will want to come here for a few months with an election coming up and he does not feel we should spend the money on this, and we should wait until after the election to spend the time and money on this recruitment process.

Mayor Soliman commented that he agrees with Alderman Dyke. Mayor Soliman also commented that he believes with the timeline before us of ten months to go, it would be best to wait.

(#4) Motion by Alderperson Oberlin seconded by Alderwoman Gazal, for Approval for the City Administrator Recruitment Services by GovHR USA up to the amount of \$24,000.00 per the memo dated July 15, 2024.

On roll call, the vote was:

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

NAYES: Ald. Dyke.

ABSENT: Ald. Albert.

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

Alderwoman Gazal commented that she reached out to Interim Administrator Graff on Friday when she heard that a few upper management employees had heard about the union representative coming to a meeting and she stated that the interim administrator had said that he heard the rumbling. She then commented that she googled the word rumbling and the meaning of that is hearing a rumor. She also commented that she believes that it is very unprofessional and feels the administrator should have reached out and shared with the Council the 'rumbling' so they are prepared and not embarrassed. Interim Administrator Graff commented that a rumor is not factual in nature, and he was unsure if it was true or untrue.

PUBLIC WORKS DEPARTMENT: Interim Public Works Director Mike Eulitz requested Approval of Pay Request #18 from Vissering Construction Inc. with Direction to Send it to the IEPA for Approval and Disbursement for a Total Amount of \$969,193.95 per the memo dated July 15, 2024. This covers work from June 1, 2024, through June 30, 2024.

(#5) Motion by Alderperson Oberlin seconded by Alderwoman Methvin, for Approval of Pay Request #18 from Vissering Construction Inc. with Direction to Send it to the IEPA for Approval and Disbursement for a Total Amount of \$969,193.95 per the memo dated July 15, 2024.

On roll call, the vote was:

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

NAYES: None.

ABSENT: Ald. Albert.

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

Alderwoman Gazal commented that she would like to look into getting the rain barrel contract back since the last administrator overlooked it.

CITY ENGINEER: City Engineer Ron Wiedeman requested to Approve a Resolution Approving an Agreement for Public Works Facility Rear Yard Re-Grading Improvement by and between the City of Crest Hill, Will County, Illinois and Austin Tyler Construction, Inc. for an amount of \$92,665.00 per the memo dated July 15, 2024.

(#6) Motion by Alderwoman Gazal seconded by Alderperson Oberlin, to Approve a Resolution Approving an Agreement for Public Works Facility Rear Yard Re-Grading Improvement by and between the City of Crest Hill, Will County, Illinois and Austin Tyler Construction, Inc. for an amount of \$92,665.00 per the memo dated July 15, 2024.

On roll call, the vote was:

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

NAYES: None.

ABSENT: Ald. Albert.

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

Resolution #1245

ECONOMIC DEVELOPMENT DEPARTMENT: Interim Community Development Director Ron Mentzer requested to Approve an Ordinance Granting a Special Use Permit and Setback Variations with Respect to Certain Real Property Located within the Corporate Boundaries of Crest Hill (Application of Midwest Industrial Funds) per the memo dated July 15, 2024.

Mayor Soliman asked if there were any questions or comments from the Council or any questions for the developers. There were none.

Mayor Soliman asked if anyone from the audience would like to make a comment for or against the request of MIF granting a special use permit and setback variations. There were none.

(#7) Motion by Alderwoman Gazal seconded by Alderman Dyke, to Approve an Ordinance Granting a Special Use Permit and Setback Variations with Respect to Certain Real Property Located within the Corporate Boundaries of Crest Hill (Application of Midwest Industrial Funds) per the memo dated July 15, 2024.

On roll call, the vote was:

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

NAYES: None.

ABSENT: Ald. Albert.

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

Ordinance # 1990

Interim Director Mentzer commented that there will be a development agreement that the city is negotiating that will go along with this project and the city past a similar development agreement for the 577,000 square foot facility that is under construction, and we are working to finalize the language of this agreement for final approval at the first August meeting.

Interim Community Development Director Ron Mentzer requested to Approve an Ordinance Approving Zoning Setback Variation for Protection Bollards at 2378 Plainfield

Road per the memo dated July 15, 2024. This was a unanimous decision by the Planning Commission. This would protect the building from being hit by vehicles since it has in the past a few times.

Mayor Soliman asked if the Council had any questions or comments. There were none.

Mayor Soliman asked if anyone representing 2378 Plainfield Road would approach the podium. Amitoj Singh Mehta approached the podium, introduced himself, and thanked the Council for their time.

Mayor Soliman asked if anyone in the audience would like to speak for or against Mr. Amitoj Singh Mehta regarding the protection bollards at 2378 Plainfield Road. Let the record reflect that no one approached the podium.

(#8) Motion by Alderperson Oberlin seconded by Alderman Cipiti, to Approve an Ordinance Approving Zoning Setback Variation for Protection Bollards at 2378 Plainfield Road per the memo dated July 15, 2024.

On roll call, the vote was:

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

NAYES: None.

ABSENT: Ald. Albert.

There being seven (7) affirmative votes, the MOTION CARRIED.  
Ordinance #1991

Interim Community Development Director Ron Mentzer requested to Approve a Resolution Approving and Authorizing a Contract to Sell the Old City Hall Property (1610 Plainfield Road, Crest Hill) to QuikTrip Corporation per the memo dated July 15, 2024.

Mayor Soliman asked for any comments or questions regarding the request for the sale of the property at 1610 Plainfield Road. Let the record reflect that no one has approached the podium.

Alderwoman Gazal commented that the only thing good about this is that it is a cash sale of \$1.65 million and other than that she is against this. This will be the eighth gas station in Crest Hill, and it will be located next to a retirement community.

(#9) Motion by Alderman Dyke seconded by Alderperson Oberlin, to Approve a Resolution Approving and Authorizing a Contract to Sell the Old City Hall Property (1610 Plainfield Road, Crest Hill) to QuikTrip Corporation per the memo dated July 15, 2024.

On roll call, the vote was:

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

NAYES: Ald. Jefferson, Gazal, Cipiti.

ABSENT: Ald. Albert.

There being four (4) affirmative votes, the MOTION CARRIED.  
Resolution #1246

Interim Community Development Director Ron Mentzer requested to Approve a Resolution Approving a Variance Application Fee Refund for Reza's Auto Repair in the Amount of \$750.00 per the memo dated July 15, 2024.

(#10) Motion by Alderperson Oberlin seconded by Alderwoman Gazal, to Approve a Resolution Approving a Variance Application Fee Refund for Reza's Auto Repair in the Amount of \$750.00 per the memo dated July 15, 2024.

On roll call, the vote was:

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

NAYES: None.

ABSENT: Ald. Albert.

There being seven (7) affirmative votes, the MOTION CARRIED.  
Resolution #1247

Interim Community Development Director Ron Mentzer requested to Approve a Resolution Approving a Policy for Processing Plan Commission Recommendations per the memo dated July 15, 2024. As this was discussed, the city does not have a clear policy on what recommendations should be discussed at a work session meeting and the default practice has been all recommendations go to work session no matter the complexity of the project.

Alderman Cipiti commented that he wants all the recommendations to come to a work session meeting because the Council needs to know and have a discussion on the recommendation. Alderperson Oberlin and Alderwoman Gazal agreed with Alderman Cipiti.

Alderman Jefferson thanked Interim Director Mentzer and Interim Manager Strahl for bringing the city up to speed with the rest of America and he hopes while they are here, they continue to do so.

(#11) Motion by Alderman Jefferson seconded by Alderman Dyke, to Approve a Resolution Approving a Policy for Processing Plan Commission Recommendations per the memo dated July 15, 2024.

On roll call, the vote was:

AYES: Ald. Jefferson, Kubal, Dyke.

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

ABSENT: Ald. Albert.

There being four (4) negative votes, the MOTION FAILED.

Alderwoman Gazal asked if there is a reason she is not being informed about the new business developments since she sits on that committee. Interim Director Mentzer commented that there really has not been a need to discuss it yet.

POLICE DEPARTMENT: Police Chief Ed Clark had no agenda items this evening but wanted to give the Council a report on the Fourth of July. There were twenty-six firework calls during that period and only one citation was written. During that period, they were very busy with the 327, along with a major investigation on Sunday morning. There were sixty-nine traffic stops, with thirty-two traffic citations and two arrests. There were also fifty-six business and house checks, and six pedestrian stops.

Chief Clark announced that they are planning a ‘Neighbors Night Out’ since we are a ‘City of Neighbors,’ on September 4, 2024, from 5:00 p.m. until 8:00 p.m. Many Council members volunteered their time and are happy to be a part of the event.

Aldерwoman Gazal commented that a resident informed her that they had called in regarding fireworks and Wescom never called it in to Crest Hill. Chief Clark commented that he would look into this, and it could have been a repeat call and was added to the officer’s terminal stating it was another repeat call. She then asked for a speed radar to be moved to McGilvrey towards Weber Road.

Aldерwoman Methvin commented that fifty-three is a speed hazard and everyone is speeding. Chief Clark commented that he would take note of that and have some officers out there.

Alderman Dyke asked if the security cameras have been removed from the Old City Hall and it was mentioned that they were supposed to be moved to Public Works and installed. Chief Clark commented that he would look into that. Interim Public Works Director Mike Eulitz commented that they are still working on that, and they will be moving the cameras soon to Public Works or a Treatment Plant.

Aldерperson Oberlin asked if some of the perennials can be moved over to the Lidice Memorial Garden since they will be trampled on during demolition. Attorney Stiff commented that it will need to be verified with QuikTrip that they did not intend on purchasing the perennials with the sale then it would be fine.

CITY CLERK: Deputy Clerk Karen Kozerka requested to Approve an Application for a Block Party for Essex St. – Joshua Resto per the memo dated July 15, 2024. This would be on Saturday, August 10, 2024, from 12:00 p.m. until 11:00 p.m.

(#12) Motion by Aldерwoman Gazal seconded by Alderman Jefferson, to Approve an Application for a Block Party for Essex St. – Joshua Resto per the memo dated July 15, 2024.

On roll call, the vote was:

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

NAYES: None.

ABSENT: Ald. Albert.

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

CITY TREASURER: City Treasurer Glen Conklin requested to Approve the list of bills issued through July 16, 2024, in the Amount of \$1,166,950.96 per the memo dated July 15, 2024.

(#13) Motion by Aldерperson Oberlin, seconded by Alderman Kubal, to Approve the list of bills issued through July 16, 2024, in the amount of \$1,166,950.96 for Council approval per the memo dated July 15, 2024.

On roll call, the vote was:

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



NAYES: None.

ABSENT: Ald. Albert.

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

City Treasurer Glen Conklin presented the regular and overtime payroll from June 17, 2024, through June 30, 2024, in the amount of \$253,772.93 per the memo dated July 15, 2024.

City Treasurer Glen Conklin presented the Quarterly Compensation Time Buy Back for the Period April 1, 2024, ~ June 30, 2024, in the Amount of \$15,422.51 per the memo dated July 15, 2024.

Alderwoman Gazal asked who tracks the hours the interims work and how much they pay to GovHR and she would like to know who tracks that. Treasurer Conklin commented that many cases are self-reported. Alderwoman Gazal asked who approves their time. It was stated that the Mayor approves the Interim City Administrator, the Interim City Administrator approves the Interim Community Development Director and the Interim Finance Director and then the Treasurer approves the Interim Human Resource Manager.

Treasurer Conklin commented that if he gets a request to produce the bills prior to noon on Monday he can probably produce the bill for that evening. Alderwoman Gazal commented that she did reach out to the Finance Department and did not receive it. She then commented that when she asks at a Council Meeting that is because she has already exhausted her options. Treasurer Conklin commented that if you ask for this on a Friday during an audit that is very tough. Interim Finance Director Carron Johnson commented that if there is something that you need and reached out to the Finance Department and did not get it then she should always let her know. Interim Finance Director Johnson also commented that there are always time sheets to go with the invoices for the payments to MGT. They were informed that MGT is the former GovHR.

UNFINISHED BUSINESS: There was no unfinished business.

NEW BUSINESS: Alderman Jefferson commented that he sent an email requesting a meeting regarding diversity and Civil Service and would like to make sure we are still doing this. Interim Administrator Graff commented that Interim Manager Strahl and himself are working on this and there are policies in the employee handbook as well.

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

CITY COUNCIL COMMENTS: Alderman Dyke wished Mayor Soliman a Happy Birthday.

Alderwoman Methvin commented that she surveyed her area after the storm and seen quite a few tree branches down but no severe damage. She stated that she is concerned about the

overgrown trees that are overdue for maintenance in the parkways. Mayor Soliman informed her to prepare a list and give it to Public Works.

Alderwoman Gazal announced that the 'Meet at the Park' is Wednesday, July 17, 2024, at 6:00 p.m. located at Renaissance Crossing Park at Zausa Drive. There will be hotdogs, refreshments, and goodies for the children. She then wished Alderperson Oberlin and Mayor Soliman a Happy Birthday.

Alderman Cipiti wish Mayor Soliman, Alderperson Oberlin, and his father a Happy Birthday.

Alderman Kubal wished a Happy Birthday to Mayor Soliman and Alderperson Oberlin.

PUBLIC COMMENT: Sherry Williams, a resident, commented that she is happy that the city was able to sell the Old City Hall. However, she is concerned that it is another gas station, and that seems to be the only thing we can attract in Crest Hill and she is not sure that is the best location for a gas station.

Alderman Jefferson commented that at the last Council Meeting there was a lot of tension in the room and because of that he had made a statement accusing the Operating Engineers Local 150 of not being diversified in their tradesman. He then commented that he found out that he was incorrect and Local 150 has made major strides in diversifying the trades that their memberships are governed by, and he wanted to apologize and state he was wrong.

Alderwoman Gazal commented that she agrees with Alderman Jefferson and that meeting was a tough meeting. She also commented that she wrote a statement to read but is choosing not to read it. She stated she reached out to the union representative. She then stated that she always has the best intentions to do the best and if she made a mistake, she apologizes but, in her heart, she has given her all to the residents, the city and the staff. The reason she reached out to Aaron was to improve the situation. The statement she made was very angry and disappointing and very hurtful since her words were taken out of context. Her intention was never to attack the staff but to show that the leadership is not there. She commented that all she wanted was for the Council to be part of the Memorial Service and not pay overtime. She then said she is thankful for the staff.

Aaron Gyrion, the Local 150 Business Representative for Crest Hill's Public Works, Clerical, Police, Building and Finance Departments approached the podium. He commented since the last meeting he has had the opportunity to meet with Alderwoman Gazal and Alderman Jefferson. He expressed his appreciation for the meeting, and he looks forward to working with everyone on the City Council in the future.

Mayor Soliman informed the Council that there was a need for an executive session on 5ILCS 120/2(c)(1) and 5ILCS 120/2(c)(11) per the memo dated July 15, 2024.

(#14) Motion by Alderperson Oberlin seconded by Alderwoman Methvin, to go into executive session on 5ILCS 120/2(c)(1) and 5ILCS 120/2(c)(11) per the memo dated July 15, 2024.

On roll call, the vote was:

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

NAYES: None.

ABSENT: Ald. Albert.

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

Executive Session 8:23 p.m.

(#15) Motion by Alderperson Oberlin seconded by Alderwoman Methvin, to reconvene from the executive session on 5ILCS 120/2(c)(1) and 5ILCS 120/2(c)(11) per the memo dated July 15, 2024.

On roll call, the vote was:

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

NAYES: None.

ABSENT: Albert.

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

Reconvened 10:01 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.

(#16) Motion by Alderman Dyke seconded by Alderman Jefferson, to adjourn the July 15, 2024, Council meeting.

On roll call, the vote was:

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

NAYES: None.

ABSENT: Albert.

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

The meeting was adjourned at 10:01 p.m.

Approved this \_\_\_\_\_ day of \_\_\_\_\_, 2024.

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

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

---

CHRISTINE VERSHAY-HALL, CITY CLERK

---

RAYMOND R. SOLIMAN, MAYOR