

MINUTES OF THE REGULAR MEETING  
CITY COUNCIL OF CREST HILL  
WILL COUNTY, ILLINOIS  
May 15, 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, Alderman Mark Cipiti, Alderman Nate Albert, Alderman Joe Kubal.

Also present were: Director of Public Works Mark Siefert, Police Chief Ed Clark, City Engineer Ron Wiedeman, Finance Director Lisa Banovetz, City Attorney Mike Stiff, Deputy Clerk Karen Kozierka, Administration Clerk Samantha Tilley.

Absent were: Interim Planner Maura Rigoni.

APPROVAL OF MINUTES: Mayor Raymond Soliman welcomed everyone to the first official City Council meeting in our new building. Mayor Soliman presented the minutes from the regular meeting held on May 1, 2023 for Council approval.

(#1) Motion by Alderman Jefferson seconded by Alderwoman Gazal, to approve the minutes from the regular meeting held on May 1, 2023 per the memo dated May 15, 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.

Mayor Raymond Soliman asked to deviate from the regular agenda to the Mayor's Report for a Resolution Honoring Timi L. Tucker on her Retirement as Records Supervisor of the City of Crest Hill Police Department. Members of the Council read the Resolution.

(#2) Motion by Alderperson Oberlin seconded by Alderman Cipiti, to approve the Resolution Honoring Timi L. Tucker on her Retirement as Records Supervisor of the City of Crest Hill Police Department.

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.

Resolution #1172

Mayor Soliman invited Timi Tucker to the podium to present the Resolution and gave a brief speech. He thanked Timi Tucker with great gratitude for her honor, respect, commitment, dedication, and loyalty she displayed during her thirty-one years of service with the City of Crest Hill Police Department and wished her great health and enjoyment during her retirement.

Timi Tucker thanked Mayor Soliman and Police Chief Ed Clark for giving her the opportunity to begin her career in 1991. She also thanked her co-workers, Mandy Scherbing, and Amber Korach for being her righthand and handling many tasks given daily. She also thanked Lorena for helping with the many boxes during our move to the new City Center. She continued giving a speech and thanking everyone for all the memories throughout her thirty-one years.

Police Chief Ed Clark gave a speech and thanked Timi Tucker for all her hard work. He stated one word that is well used in respect to Timi is 'Dedication'. He said if you gave Timi a task, you knew it would be handled.

All members of the City Council thanked Timi Tucker for her years of service and congratulated her on her retirement.

CITY ATTORNEY: Attorney Mike Stiff requested to Approve an Ordinance for Rezoning the Property at 2351 Plainfield Road from B2 Zoning to R1-B Zoning per the memo dated May 15, 2023. He stated that this matter had gone through the Plan Commission process with a unanimous vote to recommend approving the rezoning effective upon sale of the property. Attorney Stiff stated that this ordinance will allow the new buyer to continue to use the property as a residence. He stated the property has been used as a residence for seventy-two years.

Attorney Gary Mueller explained that Mr. & Mrs. Papesh have passed away and the beneficiaries of the trust decided to sell the home. Attorney Mueller stated when the buyer's lender's appraiser completed the appraisal it was found that back when the City of Crest Hill became incorporated the zoning changed. He stated his clients were wanting to sell the home as a residence since it was that way for seventy-two years, they were not aware the zoning had changed. Attorney Mueller stated the closing of the property is being held up until we can have an applicable resolution. He stated it is a father and two children who are trying to purchase the home and asked if the City Council could approve the zoning to finalize the purchase.

Alderwoman Gazal commented that she has a hard time voting on something that was just given to her prior to the meeting tonight. Attorney Mueller stated that he understands but we are in a time crunch and asked to please consider it.

Alderman Oberlin asked if the R1-B zoning means the homeowner can have a business there also. Attorney Stiff stated that he does not believe so but in 2018 a new zoning ordinance went into effect and the R-1 zoning became a dead classification and R1-B became the closest classification. He stated this will only become effective with the sale of the property and this will be for residential only. He also stated that if the purchaser

ever wanted to sell in the future, they would have to come into conformance with the lot size for the R1-B.

Alderman Albert stated he did feel this is a rush situation, but the background is unique, and he would be ready to move forward with this.

Bill Thomas, the Chairman of the Plan Commission, stated there was interesting history behind this property. He stated the information was unique and feels we need to keep the lot a residence and what better to have a family move in and raise their children in the City of Crest Hill. He also stated that the Plan Commission supported the R1-B Zoning.

Alderpersn Oberlin commented that to keep this from being blighted empty property would be to grant this rezoning.

(#3) Motion by Alderman Albert seconded by Alderpersn Oberlin, to Approve Rezoning the Property at 2351 Plainfield Road from B2 Zoning to R1-B Zoning per the memo dated May 15, 2023.

On roll call, the vote was:

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

NAYES: None.

ABSTAIN: Ald. Gazal.

ABSENT: None.

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

Ordinance #1951

Attorney Mike Stiff requested Approval of a Separation Agreement with James Marino per the memo dated May 15, 2023. Attorney Stiff stated the agreement would provide five (5) months' salary, all unused vacation, holiday, and personal leave and six (6) months insurance benefit along with any other negotiated terms.

Alderman Albert commented that this is one of the disappointing votes he has had to vote on and was hoping for a different outcome than what we have in front of us.

Mayor Soliman thanked Jim Marino for his time here serving as the City Administrator, and for the professionalism he displayed to our residents and employees that he has dealt with. He also wished Jim and his wife Sue good health and good luck with their future endeavors. Mayor Soliman commented when he appointed Jim Marino into the position as City Administrator, he felt he was the right choice in leading this city and still feels he is the right choice to lead the city, however, he also does believe in the democratic process. He commented that even though he does not support the separation agreement he will sign the agreement in hopes to move this city forward. Mayor Soliman stated he only votes in a tiebreaker but if he had to vote, he would vote no, always.

(#4) Motion by Alderwoman Gazal seconded by Alderman Jefferson, to Approve a Separation Agreement with James Marino per the memo dated May 15, 2023.

On roll call, the vote was:

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

NAYES: Ald. Albert, Kubal.

ABSENT: None.

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

CITY ADMINISTRATOR: Mayor Raymond Soliman requested to Approve a Resolution Authorizing the Mayor to Enter into a Contract for the Purchase of Electricity from the Lowest Cost Electricity Provider for the Purposes of Street Lighting through the Northern Illinois Municipal Electric Collaborative Bid Process per the memo dated May 15, 2023. Mayor Soliman stated that this is something we do every three years.

(#5) Motion by Alderman Albert seconded by Alderwoman Gazal, to Approve a Resolution Authorizing the Mayor to Enter into a Contract for the Purchase of Electricity from the Lowest Cost Electricity Provider for the Purposes of Street Lighting through the Northern Illinois Municipal Electric Collaborative Bid Process per the memo dated May 15, 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.

Resolution #1173

PUBLIC WORKS DEPARTMENT: Public Works Director Mark Siefert requested Approval of Pay Request #4 from Vissering Construction Inc. with Direction to Send it to the IEPA for Approval and Disbursement per the memo dated May 15, 2023. Director Siefert stated that this pay request is in the amount of \$766,632.92 per the memo dated May 15, 2023.

(#6) Motion by Alderperson Oberlin seconded by Alderman Albert, for Approval of Pay Request #4 from Vissering Construction Inc. with Direction to Send it to the IEPA for Approval and Disbursement per the memo dated May 15, 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.

Public Works Director Mark Siefert requested Approval of Pay Request #10 from Williams Brother Construction Inc. with Direction to Send it to the IEPA for Approval and Disbursement for a Total Amount of \$266,895.21 per the memo dated May 15, 2023.

(#7) Motion by Alderwoman Gazal seconded by Alderman Jefferson, for Approval of Pay Request #10 from Williams Brother Construction Inc. with Direction to Send it to the IEPA for Approval and Disbursement for a Total Amount of \$266,895.21 per the memo dated May 15, 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.

Public Works Director Mark Siefert updated the Council members on the West Plant construction commenting that the mass amount of earth being moved is truly breathtaking to see the size of the plant once all the grass and dirt is moved away. He invited City Council members to come see the progress. He also stated that he will send out drone photographs soon.

Public Works Director Mark Siefert requested to Approve a Contract with Kirwan Mechanical for HVAC/Mechanical Repairs for an Amount Not to Exceed \$33,840.00 per the memo dated May 15, 2023.

Alderpersion Oberlin wanted clarification of what was spent in total.

(#8) Motion by Alderpersion Oberlin seconded by Alderman Albert, to Approve a Contract with Kirwan Mechanical for HVAC/Mechanical Repairs for an Amount Not to Exceed \$33,840.00 per the memo dated May 15, 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.

Public Works Director Mark Siefert commented Public Works department will be at Richland School for the 'Touch a Truck' event on Tuesday, May 23, 2023, from 9:00a.m. to 11:30a.m. for Public Works Week.

CITY ENGINEER: City Engineer Ron Wiedeman informed the City Council that Will County project on Knapp Road and Weber Road is postponed due to IDOT not completing the environmental work. The new date is January of 2024.

ECONOMIC DEVELOPMENT DEPARTMENT: There were no agenda items for discussion. The reports were on file.

POLICE DEPARTMENT: Police Chief Ed Clark requested to Approve a Special Event Police Services Agreement with the American Italian Cultural Society per the memo dated May 15, 2023. He stated they are wanting an officer there on Saturday, May 20, 2023 from 7:00p.m. to 11:00p.m.

(#9) Motion by Alderpersion Oberlin seconded by Alderwoman Gazal, to Approve a Special Event Police Services Agreement with the American Italian Cultural Society per the memo dated May 15, 2023.

On roll call, the vote was:

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

NAYES: None.

ABSTAIN: Ald. Cipiti, Albert.

ABSENT: None.

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

Police Chief Ed Clark announced that the fundraising event 'Cop on the Rooftop' will be held Friday, May 19, 2023, from 5:00am until 12:00pm at Dunkin Donuts on 1724

Plainfield Road in Crest Hill. There will be t-shirts for sale, raffle tickets and donations taken for the Special Olympics.

MAYOR: Mayor Raymond Soliman presented a Proclamation for National Public Works Week: May 21 – 27, 2023 per the memo dated May 15, 2023. Council members read the Proclamation.

(#10) Motion by Alderman Dyke seconded by Alderman Jefferson, to Approve a Proclamation for National Public Works Week: May 21 – 27, 2023 per the memo dated May 15, 2023. Council members read the Proclamation.

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.

Mayor Soliman gave a brief speech thanking the Public Works department for their hard work, professionalism, and dedication.

Director Siefert gave a speech and thanked the Mayor and City Council.

Mayor Soliman announced there will be a shredding day event on May 25, 2023 from 10:00a.m. to 12:00p.m. in the parking lot outside of City Hall at 20600 City Center Boulevard. This event is sponsored by State Senator Meg Cappel, State Representative Natalie Manley, and Will County Executive Jennifer Bertino-Tarrant.

Mayor Soliman stated that the City of Crest Hill Veterans & Police Memorial Committee cordially invite you to attend the Annual Memorial Day Observance, held on Monday, May 29, 2023 at 2:00p.m. at the Veterans & Police Memorial Garden located at 20600 City Center Boulevard. Mayor Soliman stated this will be the 35<sup>th</sup> Anniversary of the Veteran's Memorial Garden and our 28<sup>th</sup> Anniversary of the Police Memorial Garden. We will also be re-dedicating our new Veterans & Police Memorial Garden at our new City Center location. Mayor Soliman also announced our Guest Speaker will be Mr. Anthony J. Vaughn, US Marine Corp Veteran and Assistant Director of the State of Illinois Department of Veterans Affairs. Mayor Soliman stated we will also be recognizing two Crest Hill World War II Veterans: Mr. Donald Lawler and Mr. Chester Bozek. The ceremony will begin at 1:40p.m. with a pre-concert by Frankfort Bass Band and the program will begin at 2:00p.m. There will be light refreshments served after the ceremony in the Community Room.

CITY CLERK: City Clerk Christine Vershay-Hall requested to Approve a Proposal with LVS Solutions Inc., to Add Audio Recording & Integration at the City Center Building in the Amount of \$4,949.00 per the memo dated May 15, 2023.

(#11) Motion by Alderman Albert seconded by Alderwoman Gazal, to Approve a Proposal with LVS Solutions Inc., to Add Audio Recording & Integration at the City Center Building in the Amount of \$4,949.00 per the memo dated May 15, 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.

City Clerk Christine Vershay-Hall announced the Community Garage Sale is Thursday, May 18, 2023 through Sunday, May 21, 2023, and the deadline to register is May 16, 2023. Maps will be available online and at City Hall on May 17, 2023. City Clerk Vershay-Hall stated garage sale signs are allowed to be placed on city property only. The fee is \$5.00 and can be purchased at City Hall Monday through Friday from 8:00a.m. to 4:30p.m.

CITY TREASURER: City Treasurer Glen Conklin presented the list of bills through May 16, 2023 in the amount of \$2,586,137.15 for Council approval per the memo dated May 15, 2023.

(#12) Motion by Alderperson Oberlin seconded by Alderman Vershay, to Approve the list of bills through May 16, 2023 in the amount of \$2,586,137.15 for Council approval per the memo dated May 15, 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.

City Treasurer Glen Conklin presented the regular and overtime payroll from April 24, 2023 to May 7, 2023 in the Amount of \$267,835.58 per the memo dated May 15, 2023.

UNFINISHED BUSINESS: There was no unfinished business.

Alderman Dyke asked if we could have at the next meeting some information regarding the costs of the new vehicles the city recently purchased. Alderman Dyke also asked if there can be a discussion regarding use of the credit card and the credit card purchases at the next meeting.

NEW BUSINESS: There was no new business.

COMMITTEE/LIAISON REPORTS: Alderperson Tina Oberlin announced that the annual Lidice Ceremony will be on Sunday, June 11, 2023 at 11:00a.m. However, if there is inclement weather, the ceremony will be held indoors here at the City Center.

COUNCIL COMMENTS: Alderman Dyke reminded all with Memorial Day approaching to be mindful of the ones who have made the ultimate sacrifice and to thank the soldiers and the people who have served our Country.

Alderwoman Gazal announced June 14, 2023 at 6:00p.m. we will have our first 'Let's meet at the park' event located at the Fields of Longmeadow Park off Borio. There will be more details to come.

Alderwoman Gazal thanked White Oak Library and Aurora Food Pantry for their continuance support. She stated that they fed 231 children with the 'Pop-up Food Pantry'.

Aldersperson Oberlin extends her condolences to the family of Tom Migatz, our former Public Works Director who has passed away.

PUBLIC COMMENT: Larry Campbell, a Carillon Lakes resident, commented that the noise from the employees leaving the warehouses is not tolerable and needs to be handled. He stated we have a noise ordinance, and we need to start enforcing it. He would like the Police to start patrolling the area.

Mayor Raymond Soliman informed the Council that there was a need for an executive session on personnel (5 ILCS 120/2(c)(1)).

(#13) Motion by Aldersperson Oberlin seconded by Alderman Albert, to go into an executive session on Personnel 5 ILCS 120/2(c)(1).

On roll call, the vote was:

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

NAYES: None.

ABSENT: None.

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

Executive Session 8:12 p.m.

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

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.

Reconvened 9:56 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.

(#15) Motion by Alderman Dyke seconded by Alderman Vershay, to adjourn the May 15, 2023 Council meeting.

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.

The meeting was adjourned at 9:57 p.m.



Approved this \_\_\_\_\_ day of \_\_\_\_\_, 2023  
As presented \_\_\_\_\_  
As amended \_\_\_\_\_

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

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

DRAFT