

MINUTES OF THE REGULAR MEETING
CITY COUNCIL OF CREST HILL
WILL COUNTY, ILLINOIS
November 18, 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. Mayor Soliman asked everyone to remain standing for a moment of silence for Enrique Martinez who was a twenty-six (26) year old Chicago Police Officer who was slain in the line of duty on November 4, 2024. We offer our condolences to Enrique Martinez' family, and all the Police Officers.

Roll call indicated the following present: Mayor Raymond Soliman, City Treasurer Glen Conklin, City Clerk Christine Vershay-Hall, Alderman Scott Dyke, Alderwoman Jennifer Methvin, Alderman Darrell Jefferson, Alderperson Tina Oberlin, Alderman Mark Cipiti, Alderman Nate Albert, Alderman Joe Kubal.

Also present were: Interim City Administrator Tony Graff, Deputy Chief Ryan Dobczyk, City Engineer Ron Wiedeman, Records Supervisor Lisa Kikkert, City Attorney Mike Stiff.

Absent were: Alderwoman Claudia Gazal, Police Chief Ed Clark, Interim Finance Director Erica Waggoner, Finance Director Glenn Gehrke, Interim Director of Community Development Ron Mentzer, Building Commissioner Don Seeman, Interim Human Resource Manager Dave Strahl.

Mayor Soliman commented that he received a text from Alderwoman Gazal stating she is unable to attend the meeting, and she was excused.

APPROVAL OF MINUTES: Mayor Soliman presented the minutes from the Regular Meeting Held on November 4, 2024, for Council approval per the memo dated November 18, 2024.

(#1) Motion by Alderman Kubal seconded by Alderwoman Methvin, to Approve the Minutes from Regular Meeting Held on November 4, 2024, with a correction, per the memo dated November 18, 2024.

On roll call, the vote was:

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

NAYES: None.

ABSENT: Ald. Gazal.

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

CITY ATTORNEY: Attorney Mike Stiff requested to Approve an Ordinance Creating the Position of Assistant to the Director of Public Works and Amending Section 2.50.070 to Include the Newly Created Position within the Supervision of the Director of Public Works per the memo dated November 18, 2024.

(#2) Motion by Alderman Albert seconded by Alderwoman Methvin, to Approve an Ordinance Creating the Position of Assistant to the Director of Public Works and Amending Section 2.50.070 to Include the Newly Created Position within the Supervision of the Director of Public Works per the memo dated November 18, 2024.

On roll call, the vote was:

AYES: Ald. Albert, Kubal, Methvin.

NAYES: Ald. Jefferson, Oberlin, Cipiti, Dyke.

ABSENT: Ald. Gazal.

There being four (4) negative votes, the MOTION FAILED.
Ordinance #2004

Attorney Stiff commented that the next agenda item is to Approve the Resolution Approving the Promotion of Ada Martino to the Newly Created Position of Assistant to the Director of Public Works and Setting the Initial Salary for that Position but because of the failure of the prior ordinance #2004 this resolution is moot, since there is no position for which the promotion can be made. He then commented that since it is on the agenda, we should go ahead with the vote, even though it will fail.

(#3) Motion by Alderman Albert seconded by Alderman Kubal, to Approve a Resolution Approving the Promotion of Ada Martino to the Newly Created Position of Assistant to the Director of Public Works and Setting the Initial Salary for that Position per the memo dated November 18, 2024.

On roll call, the vote was:

AYES: Ald. Methvin, Albert, Kubal.

NAYES: Ald. Jefferson, Oberlin, Cipiti, Dyke.

ABSENT: Ald. Gazal.

There being four (4) negative votes, the MOTION FAILED.
Resolution #1267

(#4) Attorney Stiff commented that the next agenda item is to Approve a Resolution Eliminating the Position of Public Works Administrative Assistant Previously Held by Ada Martino, but this is also a moot point since the ordinance did not pass but we should go ahead with the vote since it is on the agenda, unless there is no motion or second motion.

Mayor Soliman asked for a motion to Approve a Resolution Eliminating the Position of Public Works Administrative Assistant Previously Held by Ada Martino per the memo dated November 18, 2024.

Being no motion or second motion, the item FAILED.

CITY ADMINISTRATOR: Interim Administrator Tony Graff gave a report and update, which is as follows:

City Center Facility:

- Plumbing – Sanitary Sewer Police Rest Rooms preparing to request proposals.
- Bullet Proof Windows Cracked – Clerk's Office & Park District Office. Preparing Bid Proposals Advertising.

- Storm Water Drainage Pipes – Pipes have been televised and the next step is to assess the damage and prepare proposal for repairs/replacement.
- All outside area window frame mortar inspection is needed beginning to see cracking in the corner areas.
- HVAC – Maintenance Review & Follow up work performed by the vendor.
- Police Parking Lot Security Gate access – Maintenance is needed to be performed. Gate is coming off the rails and this needs to be inspected.

Grand Prairie Water Commission:

- Grand Prairie Water Commission “GPWC” (Lake Michigan Water Project): The Commission’s meeting was on 11/7/2024 and the next meeting is 12/5/2024. The budget draft was completed, and the program manager will review the budget with city staff on 11/21/2024 for further feedback.

STATEVILLE CORRECTIONAL CENTER:

- Construct New Correctional Facilities for Rehabilitation Announcement by the Illinois Capital Development Board (CDB) in partnership with the Illinois Department of Corrections (IDOC) is seeking a qualified Construction Management and Owner’s Representative team will publish on or after November 19, 2024, seeking proposals. It will be approximately six months to see who they will choose for construction.

Lockport Township Fire District Training Facility Proposed Project:

- Pending the Traffic Study Report. Hoping to have it completed within the next few weeks.

Debriefing with Lockport Township Fire Protection District:

- Response for services on 11/1/2024 at the BL Duke Scrap Metal Recycling Yard 2 Genstar Lane near Industry Avenue off Broadway Street (Unincorporated Will County). The meeting is scheduled with City Staff and the Fire District on 11/19/2024. The follow-up report will be created and forwarded to the City Council.

Job Announcements: The following Job Announcements were posted, and the Interim HR Director reviewed the job descriptions and created updated announcements for the following positions (the announcements have been posted on the city web site).

- PUBLIC WORKS DIRECTOR – There was a candidate chosen but he has withdrawn/declined the offer. Mike Eulitz’ last day was Friday, November 15, 2024, but he does have ten (10) hours left that he can work, and we are saving them hours for when a new Public Works Director is hired so he can help the new Director. The earliest Mike Eulitz could come back to work for the City of Crest Hill, under the IMRF rules, is mid-February. Interim Administrator Tony Graff commented that all the crew leaders have his number and can contact him for any

direction needed, and he will stop by and meet with anyone that needs to until the Public Works Director vacancy is filled.

- **COMMUNITY DEVELOPMENT DIRECTOR:** Candidate selected starting date of employment is 1/6/2025. He will need to give his employer a four (4) week notice and since he is out of state, he will also need time to relocate.
- **FINANCE DIRECTOR Recruitment:** A candidate has been selected and start date is 11/6/2024. Transition plan working with Interim Finance Director will end on 11/21/2024.
- **BUILDING INSPECTOR:** Candidate was selected but she has declined the offer and is no longer looking for employment. There is another candidate that they will be interviewing.

Water Meter Replacement Project:

- Still ongoing and the Non-Compliance property owners' appointments are progressing. There are about seventy (70) more homes needing replaced.

Places for Eating Tax:

- The legal process and notices were mailed to the five businesses and the Hearing Date is scheduled for 11/20/2024. One of the five businesses paid before the hearing on Wednesday, November 20th.

West Sanitary Sewer Treatment Project:

- Nothing new to report. We are still on schedule for the plant to be completed in 2026. Will keep everyone posted.

State of Illinois Crime Lab/State Police Headquarters Project:

- No update.

Old City Hall Property Update:

- Quik Trip team has met with the building and planning department staff to begin reviewing concept layout parameters and continuing their due diligence fact finding. The target date to complete their PUD Development Plan application is Mid-January/February. Projected real estate contract closing date is May/June once the entitlement process is completed, per the contract.

Alderman Jefferson asked if the water bill has been satisfied with Stateville Prison? Attorney Stiff commented that the Court of Claims Judge issued an Order stating that the Department of Corrections had not filed a response to our Complaint. We have a signed Response document in our file but it did not have a file stamp from the Court of Claims. The judge issued an Order that the Department of Corrections need to file their Response by a certain date in November and if they do not file their Response they will need to appear in Court in Chicago.

Alderman Jefferson asked if we could make a request that District 5 look into the twenty-five-foot berms like Lockport Fire Department is proposing with their project. He also commented that he spoke to a company that specializes in building outdoor gun ranges, and they said that twenty-five-foot berms would suppress the sound.

Alderman Jefferson also asked if there is anyone on the inside that we could promote to the Public Works Director position, since we are having difficulties filling that position. He commented that he feels a 'good fit' would be someone on the inside who knows our process already. Interim City Administrator commented that he is going down to the Public Works Department tomorrow and will let them know to contact him if anyone is interested in the position.

Alderman Cipiti asked why the sanitary sewer in the Police Department has not been on any of the City Administrator memos in the past. Interim Administrator Tony Graff commented that it has been an ongoing problem, and we have been rodding the lines out but this last time the plumbing company recommended doing an assessment/analysis. They said that there is an elbow or some type of plumbing design that needs to be corrected.

Alderman Cipiti asked how long the storm water drainage issue has been going on? Interim Administrator Tony Graff commented that the flow by the windows has been going on every time we have had a hard rain, and we thought it was a design issue but was found when they looked into the storm pipes that water is backing up which is why it could not flow off of the roof correctly into the drainpipes. Then when the pipes were televised, they found two areas that were broken. Alderman Cipiti then commented he would like to know if we are doing all that we can to pursue the original construction companies for all these issues.

PUBLIC WORKS DEPARTMENT: Mayor Soliman requested Approval of Pay Request #21 from Williams Brother Construction Inc. with Direction to Send it to the IEPA for Approval and Disbursement for Total Amount of \$317,164.40 per the memo dated November 18, 2024.

(#5) Motion by Alderman Albert seconded by Alderperson Oberlin, for Approval of Pay Request #21 from Williams Brother Construction Inc. with Direction to Send it to the IEPA for Approval and Disbursement for Total Amount of \$317,164.40 per the memo dated November 18, 2024.

On roll call, the vote was:

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

NAYES: None.

ABSENT: Ald. Gazal.

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

Mayor Soliman requested Approval of Pay Request #22 from Vissering Construction Inc. with Direction to Send it to the IEPA for Approval and Disbursement for a Total Amount of \$1,843,785.06 per the memo dated November 18, 2024.

(#6) Motion by Alderperson Oberlin seconded by Alderman Albert, for Approval of Pay Request #22 from Vissering Construction Inc. with Direction to Send it to the IEPA for

Approval and Disbursement for a Total Amount of \$1,843,785.06 per the memo dated November 18, 2024.

On roll call, the vote was:

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

NAYES: None.

ABSENT: Ald. Gazal.

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

CITY ENGINEER: City Engineer Ron Wiedeman had no agenda items but stated that he was happy to answer any questions. There were none.

COMMUNITY DEVELOPMENT: There are no agenda items.

POLICE DEPARTMENT: Deputy Chief Ryan Dobczyk requested Approval of Master Service Agreement No. 24835 with MCCi, LLC and the City of Crest Hill Police Department for the Purchase of the JustFOIA, Inc. Software per the memo dated November 18, 2024. Deputy Chief Dobczyk commented that the city is in desperate need of FOIA software. The Police Department is currently at 280 FOIAs this year and last year they had 290 and the City (non-police) have done 203 FOIAs this year.

(#7) Motion by Alderman Albert seconded by Alderperson Oberlin, to Approve Master Service Agreement No. 24835 with MCCi, LLC and the City of Crest Hill Police Department for the Purchase of the JustFOIA, Inc. Software per the memo dated November 18, 2024.

On roll call, the vote was:

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

NAYES: None.

ABSENT: Ald. Gazal.

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

Resolution #1269

MAYOR'S REPORT: Mayor Soliman requested Appointment of Patrick Ainsworth as Community/Economic Development Director per the memo dated November 18, 2024. Mayor Soliman commented that Patrick has gone through the interview process, he has a lot of experience and is very energetic and passionate about the position.

(#8) Motion by Alderman Dyke seconded by Alderperson Oberlin, for Approval of the Appointment of Patrick Ainsworth as Community/Economic Development Director per the memo dated November 18, 2024.

On roll call, the vote was:

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

NAYES: None.

ABSENT: Ald. Gazal.

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

Mayor Soliman requested to Approve a Resolution Approving the Appointment of Patrick Ainsworth to the Position of Community and Economic Development Director for the City of Crest Hill Effective January 6, 2025, and Setting the Initial Salary for Patrick Ainsworth per the memo dated November 18, 2024. This initial starting salary is \$152,500.00.

(#9) Motion by Alderwoman Methvin seconded by Alderman Dyke, to Approve a Resolution Approving the Appointment of Patrick Ainsworth to the Position of Community and Economic Development Director for the City of Crest Hill Effective January 6, 2025, and Setting the Initial Salary for Patrick Ainsworth per the memo dated November 18, 2024.

On roll call, the vote was:

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

NAYES: None.

ABSENT: Ald. Gazal.

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

Resolution # 1270

Mayor Soliman announced that the 2nd Annual Winterfest will be held on November 30, 2024, and will begin at City Hall at 3:00 p.m. with a parade through the city with Santa Claus and return at 4:00 p.m. to the City Center. This is a family friendly Winterfest with pictures with Santa Claus, face painting, balloon art, games, crafts, snow globe, coffee/hot chocolate, and cookies. There will also be two food trucks which you can purchase food from. The food trucks will be Joey's Hotdog Truck and a BBQ Food Truck but everything else will be free.

He also commented that there will be representation from Grand Prairie Water Commission, Lockport Township Park District, Lockport Township Fire Department, and Crest Hill Police Department with Officer Outlaw for the D.A.R.E. Program.

Mayor Soliman also wished everyone a Blessed and Happy Thanksgiving Day.

CITY CLERK: City Clerk Christine Vershay-Hall wished everyone a Happy & Safe Thanksgiving.

CITY TREASURER: City Treasurer Glen Conklin requested to Approve the list of bills issued through November 18, 2024, in the Amount of \$2,897,704.79 per the memo dated November 18, 2024.

(#10) Motion by Alderperson Oberlin, seconded by Alderwoman Methvin, to Approve the list of bills issued through November 18, 2024, in the amount of \$3,370,480.37 for Council approval per the memo dated November 18, 2024.

On roll call, the vote was:

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

NAYES: None.

ABSENT: Ald. Gazal.

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

City Treasurer Glen Conklin presented the Regular and Overtime Payroll from October 21, 2024, through November 3, 2024, in the amount of \$254,059.54 per the memo dated November 18, 2024.

Treasurer Glen Conklin wished everyone a Happy Thanksgiving.

NEW BUSINESS: There was no new business.

UNFINISHED BUSINESS: Alderman Cipiti asked if we could bring Civil Service Compensation to the next work session meeting for further discussion. Attorney Stiff commented that we should since there was a question about making the Plan Commission consistent with what has been suggested for the Civil Service.

Mayor Soliman commented that we can put that topic on the agenda for the November 25, 2024, work session meeting.

COMMITTEE/LIAISON REPORTS: Alderman Cipiti announced that the 2024 Annual Christmas Light Decorating Contest has begun. Forms are available on the city website and at the Clerk's Office. The last day to submit your entry is December 9, 2024, at 4:00 p.m. Judging will take place December 11th through December 14th. Please make sure your lights are on during these dates. Winners will be announced at the December 16, 2024, City Council Meeting. If there are any questions, please contact Alderman Mark Cipiti at 779-227-1605 or e-mail mcipiti@cityofcresthill.com.

CITY COUNCIL COMMENTS: Alderman Dyke wished everyone a Happy Thanksgiving and commented that Thanksgiving starts the season of giving thanks, we have so many blessings to be thankful for.

Alderman Methvin commented that if anyone will be frying their turkey, please make sure it is fully defrosted and fry it away from your home without being under any trees. She also wished everyone a Happy Thanksgiving.

Alderman Jefferson wished everyone a Happy Thanksgiving and a safe holiday season.

Alderman Oberlin wished everyone a Happy Thanksgiving and to take time to reflect on people around you that may not have a lot to be thankful for.

Alderman Cipiti wished everyone a Happy Thanksgiving.

Alderman Albert commented that if you are out decorating your home, please be safe and he hopes to see everyone at the Winterfest.

Alderman Kubal wished everyone a Happy Thanksgiving.

PUBLIC COMMENT: There was no public comment.

There being no further business before the Council, and no action needed from an executive session, a motion for adjournment was in order.

(#11) Motion by Alderman Dyke seconded by Alderman Jefferson, to adjourn the November 18, 2024, Council meeting.

On roll call, the vote was:

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

NAYES: None.

ABSENT: Ald. Gazal.

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

The meeting was adjourned at 7:49 p.m.

Approved this ____ day of _____, 2024.

As presented _____

As amended _____

CHRISTINE VERSHAY-HALL, CITY CLERK

RAYMOND R. SOLIMAN, MAYOR

DRAFT