

MINUTES OF THE REGULAR MEETING  
CITY COUNCIL OF CREST HILL  
WILL COUNTY, ILLINOIS  
August 19, 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, City Clerk Christine Vershay-Hall, Alderman Scott Dyke, Alderwoman Jennifer Methvin, Alderman Darrell Jefferson, Alderwoman Claudia Gazal, Alderperson Tina Oberlin, Alderman Joe Kubal.

Also present were: Interim City Administrator Tony Graff, Police Chief Ed Clark, City Engineer Ron Wiedeman, City Attorney Mike Stiff.

Absent were: Alderman Mark Cipiti, Alderman Nate Albert, Interim Public Works Director Mike Eulitz, Interim Director of Community Development Ron Mentzer, Interim Human Resource Manager Dave Strahl, Interim City Planner Maura Rigoni, Building Commissioner Don Seeman, Deputy Clerk Karen Kozerka.

Mayor Soliman commented that he received a text from Alderman Nate Albert, and he is excused from tonight's meeting.

APPROVAL OF MINUTES: Mayor Soliman presented the minutes from the Work Session Meeting held on July 22, 2024, for Council approval per the memo dated August 19, 2024.

(#1) Motion by Alderwoman Gazal seconded by Alderwoman Methvin, to Approve the Minutes from the Work Session Meeting Held on July 22, 2024, per the memo dated August 19, 2024.

On roll call, the vote was:

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

NAYES: None.

ABSTAIN: Ald. Dyke.

ABSENT: Ald. Cipiti, Albert.

There being five (5) affirmative votes, the MOTION CARRIED.

Mayor Soliman presented the minutes from the Regular Meeting Held on August 5, 2024, for Council approval per the memo dated August 19, 2024.

Alderperson Oberlin asked if we are still requiring the retention/excavation bond. It was stated that the excavation bond will still be required per the city ordinance. Minutes will reflect the excavation bond requirement.

(#2) Motion by Alderwoman Methvin seconded by Alderwoman Gazal, to Approve the Minutes from the Regular Meeting Held on August 5, 2024, with update, per the memo dated August 19, 2024.

On roll call, the vote was:

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

NAYES: None.

ABSTAIN: Ald. Cipiti, Albert.

ABSENT: None.

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

Mayor Soliman presented the minutes from the Work Session Meeting held on August 12, 2024, for Council approval per the memo dated August 19, 2024.

(#3) Motion by Alderwoman Gazal seconded by Alderman Jefferson, to Approve the Minutes from the Work Session Meeting Held on July 29, 2024, per the memo dated August 19, 2024.

On roll call, the vote was:

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

NAYES: None.

ABSENT: Ald. Cipiti, Albert.

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

CITY ATTORNEY: Attorney Mike Stiff had no agenda items but would be happy to answer any questions. There were no questions.

CITY ADMINISTRATOR: Interim Administrator Tony Graff stated that we had our fire inspection, and 117 devices passed but the 118th device did not because of an air duct which has a relay switch that did not collect at the time. They will be coming back when they inspect our elevator and will do a retest of the device. We did receive our temporary certificate from the Fire Marshall but once the elevator is tested and they retest that device we should have our certificate.

Interim Administrator Graff also commented that the Wet to Dry Contractor came and completed both leaks in the basement and there is a lifetime warranty. This was a cost of \$7,980.00. There were three bids: the company who completed the job for \$7,980.00, another bid was \$9,700.00 and the third company did not want to give a bid.

Alderwoman Gazal commented that once the bids were received for this job, they should have been communicated to the Council but now the work has been done without any communication. Interim Administrator Graff commented that he did communicate through emails and at the last work session the Council was aware that we were looking to have the waterproofing done with this company. He also stated that the repair needed to be done and the longer we waited there was the risk of more damage being done. He also commented that he moved forward with the proposal that was presented since it was an emergency, and he was told by the Council numerous times ‘how long are we going to wait to get this done’ and the company was able to squeeze us in and the amount was under the Public Work Director’s purchasing power.

Interim Administrator Graff announced the Grand Prairie Water Commissions next meeting is September 5, 2024.

He then commented that he should have the numbers of the impact from closing Stateville Correctional Center at the next meeting, that way we will know what that impact will be.

The Building Department is going through the design process for the Lockport Township Fire District Training Facility, and this will be at the Work Session meeting on September 9, 2024, for the Council to review.

Interim Administrator commented that the Route 66 Anniversary Tourism Grant is allowing us to revise the narrative. He also commented that there is only \$300,000.00 for the region and asked us to take another look at Phase I. He then stated he met with Engineer Wiedeman to see what budget they could produce that would get us in the range to stay competitive with other grant submitters.

The Public Works job posting was emailed to the Council and the Public Work Director position is posted online.

The Community Development Director position will be scheduled for the next Work Session meeting to discuss our next step in recruiting.

Interim Administrator Graff then informed the Council that they are still working with QuikTrip regarding the Old City Hall and emptying out some of the equipment that Public Works still had in there and the Police Department has emptied the rest of their equipment. QuikTrip allows us to go in and out of the building if they are notified.

Mosquito Spraying will continue and when the next date is known they will post on the City's Website and Facebook.

The Water Meter Replacement Project is still ongoing and making progress. Their goal is to have forty-fifty homes by the end of the month.

West Plant is still on schedule.

The State of Illinois Crime Lab/State Police Headquarters Project is still on hold and there is nothing new to report.

Interim Administrator Graff announced the Community Events, which are:

- White Oak Library Fall Fest Event – September 29 10:00 a.m. – 2:00 p.m.
- Neighbors Night Out – September 4<sup>th</sup>

Interim Administrator Graff concluded his updates and said he would be happy to answer any questions.

Aldersperson Oberlin asked if there was a response from the people purchasing the Old City Hall regarding the perennials. Interim Administrator Graff stated that they did, and they have no problem with anyone removing any of the landscaping.

Alderman Dyke asked if we could put an agenda item on the next Work Session regarding no truck signs and the solar lights that go on top of the signs.

PUBLIC WORKS DEPARTMENT: There were no agenda items.

CITY ENGINEER: City Engineer Ron Wiedeman requested to Award the Contract to H. Linden & Sons Sewer and Water for the Wilcox Storm Sewer Improvement and Street Resurfacing in the Amount of \$733,689.00 per the memo dated August 19, 2024.

(#4) Motion by Alderman Dyke seconded by Alderwoman Methvin, to Award the Contract to H. Linden & Sons Sewer and Water for the Wilcox Storm Sewer Improvement and Street Resurfacing in the Amount of \$733,689.00 per the memo dated August 19, 2024.

On roll call, the vote was:

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

NAYES: None.

ABSENT: Ald. Cipiti, Albert.

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

City Engineer Ron Wiedeman requested to Approve a Resolution Approving an Agreement for Wilcox Storm Sewer Improvement and Street Resurfacing by and between the City of Crest Hill, Will County, Illinois and Christopher B. Burke Engineering, Ltd. for an Amount of \$50,000.00 per the memo dated August 19, 2024.

(#5) Motion by Alderman Dyke seconded by Alderwoman Methvin, to Approve a Resolution Approving an Agreement for Wilcox Storm Sewer Improvement and Street Resurfacing by and between the City of Crest Hill, Will County, Illinois and Christopher B. Burke Engineering, Ltd. for an Amount of \$50,000.00 per the memo dated August 19, 2024.

On roll call, the vote was:

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

NAYES: None.

ABSENT: Ald. Cipiti, Albert.

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

Resolution #1255

Alderman Dyke thanked Engineer Wiedeman for the worked he did for the Route 66 grant.

ECONOMIC DEVELOPMENT DEPARTMENT: There were no agenda items.

POLICE DEPARTMENT: Police Chief Ed Clark requested to Approve a Special Event Police Services Contract with the Crest Hill Lion's Club per the memo dated August 19,

2024. This is for the Lions Club Luau on September 1, 2024, from 7:00 p.m. until 10:00 p.m. and this would be for two officers with two patrol vehicles.

(#6) Motion by Alderwoman Gazal seconded by Alderwoman Methvin, to Approve a Special Event Police Services Contract with the Crest Hill Lion's Club per the memo dated August 19, 2024.

On roll call, the vote was:

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

NAYES: None.

ABSENT: Ald. Cipiti, Albert.

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

Police Chief Ed Clark requested to Ratify the Approval and Mayor's signature on the IGA between Chicago Police Department, ILEAS, and the City of Crest Hill (and Other Agencies) for Law Enforcement support at the Democratic National Convention in Chicago per the memo dated August 19, 2024. This allows our officers who are assigned to ILEAS Mobile Field Force to be part of the Safety and Security of the Democrat National Convention.

(#7) Motion by Alderperson Oberlin seconded by Alderwoman Gazal, to Ratify the Approval and Mayor's signature on the IGA between Chicago Police Department, ILEAS, and the City of Crest Hill (and Other Agencies) for Law Enforcement support at the Democratic National Convention in Chicago per the memo dated August 19, 2024.

On roll call, the vote was:

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

NAYES: None.

ABSENT: Ald. Cipiti, Albert.

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

Chief Clark announced Neighbors Night Out on September 4, 2024, from 5:00 p.m. until 8:00 p.m. There will be a bounce house, touch-a-truck, and a helicopter will be landing. It is a great opportunity for community outreach.

Alderwoman Gazal commented that we are paying for the alert on the website from Notify Me and she has noticed that it is not being used. She then commented that with the incident that happened when the school was shut down the alert was not used. She also commented that the elderly in her area were upset they were not notified. She also commented that we are paying for this and there was an emergency, and we need to utilize this service.

Alderman Dyke asked if they are still taking the old security system out of the Old City Hall. Chief Clark commented that they had talked to AIS regarding this, but he was not sure of the progress and stated that he would check into this and update.

MAYOR'S REPORT: Mayor Soliman requested Appointment of Plan Commission Commissioner Marty Flynn per the memo dated August 19, 2024. Mayor Soliman commented that he has interviewed him and he has come before the City Council at the August 12, 2024, Work Session meeting. He then commented that he is recommending

Marty Flynn be appointed to the Plan Commission to fulfill the term of Jan Plettau who retired. There are two years left of the term and this term would expire April 30, 2026.

(#8) Motion by Alderperson Oberlin seconded by Alderwoman Methvin, to Approve the Appointment of Plan Commission Commissioner Marty Flynn per the memo dated August 19, 2024.

On roll call, the vote was:

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

NAYES: None.

ABSENT: Ald. Cipiti, Albert.

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

Marty Flynn approached the podium and thanked everyone for the opportunity. Many members of the Council congratulated and welcomed Marty Flynn.

Mayor Soliman presented A Proclamation Honoring Joe & Donna Marshall on their Retirement After 45 Years of Service to the Crest Hill Pony Baseball per the memo dated August 19, 2024. This was presented to them at a surprise ceremony on August 4, 2024, at the ball field. The Council members read the proclamation.

(#9) Motion by Alderwoman Gazal seconded by Alderperson Oberlin, to Approve A Proclamation Honoring Joe & Donna Marshall on their Retirement After 45 Years of Service to the Crest Hill Pony Baseball per the memo dated August 19, 2024.

On roll call, the vote was:

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

NAYES: None.

ABSENT: Ald. Cipiti, Albert.

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

Mayor Soliman thanked Joe and Donna Marshall for the years they gave to Crest Hill and Pony Baseball.

CITY CLERK: City Clerk Christine Vershay-Hall requested to Approve a Joint Community Shred Event with the Lockport Township Government Office per the memo dated August 19, 2024. This will be held on Saturday, October 26, 2024, from 9:00 a.m. until 12:00 p.m.

Alderperson Oberlin thanked Clerk Vershay-Hall for putting this together. She commented that it is a wonderful service to the residents of Crest Hill.

(#10) Motion by Alderperson Oberlin seconded by Alderwoman Gazal, to Approve a Joint Community Shred Event with the Lockport Township Government Office

On roll call, the vote was:

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

NAYES: None.

ABSENT: Ald. Cipiti, Albert.

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

City Clerk Christine Vershay-Hall announced that the first day to circulate petitions for the 2025 Consolidated Election for the City of Crest Hill is August 20, 2024. The seats that are available are:

- Mayor
- Clerk
- Treasurer
- Alderperson Ward 1 / 2-year term & 4-year term
- Alderperson Ward 2 / 4-year term
- Alderperson Ward 3 / 4-year term
- Alderperson Ward 4 / 4-year term

The packets are available at the Clerk's Office on Monday through Friday from 8:00 a.m. until 4:30 p.m.

CITY TREASURER: City Treasurer Glen Conklin requested to Approve a Resolution Designating Dave Strahl as the Illinois Municipal Retirement Fund (IMRF) Authorized Agent for the City of Crest Hill per the memo dated August 19, 2024.

(#11) Motion by Alderperson Oberlin, seconded by Alderman Dyke, to Approve a Resolution Designating Dave Strahl as the Illinois Municipal Retirement Fund (IMRF) Authorized Agent for the City of Crest Hill per the memo dated August 19, 2024.

On roll call, the vote was:

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

NAYES: None.

ABSENT: Cipiti, Albert.

There being six (6) affirmative votes, the MOTION CARRIED.  
Resolution #1256

Mayor Soliman requested the Appointment of Interim Finance Director Erica Waggoner per the memo dated August 19, 2024.

(#12) Motion by Alderwoman Gazal, seconded by Alderwoman Methvin, to Appointment of Interim Finance Director Erica Waggoner per the memo dated August 19, 2024.

On roll call, the vote was:

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

NAYES: None.

ABSENT: Ald. Cipiti, Albert.

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

City Treasurer Glen Conklin requested to Approve a Resolution Approving the Appointment of Erica Waggoner as Interim Finance Director and Approving an Employee Leasing Agreement by and between the City of Crest Hill and GovTempUSA, LLC for Erica Waggoner's Services as Interim Finance Director per the memo dated August 19, 2024.

(#13) Motion by Alderperson Oberlin, seconded by Alderman Dyke, to Approve a Resolution Approving the Appointment of Erica Waggoner as Interim Finance Director

and Approving an Employee Leasing Agreement by and between the City of Crest Hill and GovTempUSA, LLC for Erica Waggoner's Services as Interim Finance Director per the memo dated August 19, 2024.

On roll call, the vote was:

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

NAYES: None.

ABSENT: Ald. Cipiti, Albert.

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

Resolution #1257

City Treasurer Glen Conklin requested to Approve the Recruitment Proposal from GovHR USA for the Finance Director Position per the memo dated August 19, 2024.

(#14) Motion by Alderman Dyke seconded by Alderwoman Methvin, to Approve the Recruitment Proposal from GovHR USA for the Finance Director Position per the memo dated August 19, 2024.

On roll call, the vote was:

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

NAYES: None.

ABSENT: Ald. Cipiti, Albert.

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

City Treasurer Glen Conklin requested to Approve the list of bills issued through August 20, 2024, in the Amount of \$522,785.35 per the memo dated August 19, 2024.

(#15) Motion by Alderperson Oberlin, seconded by Alderwoman Methvin, to Approve the list of bills issued through August 20, 2024, in the amount of \$522,785.35 for Council approval per the memo dated August 19, 2024.

On roll call, the vote was:

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

NAYES: None.

ABSENT: Ald. Cipiti, Albert.

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

City Treasurer Glen Conklin presented the regular and overtime payroll from July 29, 2024, through August 11, 2024, in the amount of \$236,987.69 per the memo dated August 19, 2024.

Alderwoman Gazal commented that they just voted to start the process for a permanent Finance Director, and we have six interim positions and once again we voted 'NO' for a City Administrator.

UNFINISHED BUSINESS: There was no unfinished business.

NEW BUSINESS: Alderman Jefferson commented that he emailed Interim Administrator Graff a several weeks ago about creating committees for the City Council and to discuss diversity and hiring by the City of Crest Hill and he has not heard any response or seen this



on an agenda. Interim Administrator Graff commented that regarding committees with the Council, there has been a long history of Committee-of-the-Whole at Work Sessions and not having individual committees. He also commented that he would look into other municipalities and see how they do it and place this on a Work Session agenda, but he has heard in many meetings that the Council prefers a full committee review and not individual on any projects or personnel.

Interim Administrator Graff also commented that he has been busy handling three jobs working as the Finance Director, Human Resources Manager; while he was on leave for nine days, and his own job as City Administrator, as well. He then commented regarding diversity topic he has talked to the Interim Manager Dave Strahl they will look at the personnel language and see if that needs updated and make sure it includes diversity language. Alderman Jefferson commented that to have a discussion about any of this, it needs to be placed on a Work Session agenda. He also commented that in his opinion the current system does not work and has not worked. He stated that one might be comfortable with the lack of it working here but he is not one of them. Interim Administrator Graff commented that he will speak with Mary O'Connor at Sikich and see what her assessment is and let her know we would like to have something to the Council regarding the assessment and review of what we can do. He also commented that we have the Civil Service in the City of Crest Hill and need to see how that will impact regarding a Personnel Committee.

Attorney Stiff commented that it seems to be laser focused on hiring and personnel and his question to Alderman Jefferson would be is that the only committee he is looking for or are you thinking of other committees since there are many committees possible. Alderman Jefferson commented that his focus is a committee and then expanding from there. Attorney Stiff commented that if we are going to have this on a Work Session agenda then he would task the Council to look around and see what other committees there are in other neighboring communities and have a discussion.

Alderman Oberlin asked what the status is for the gentleman who came to a Work Session Meeting asking about a tap-on-fee waiver for 1916 Cora Street. Mayor Soliman commented that he was told that there are some issues with that property, and they need to work through the Community Development Department and go through the Plan Commission process. Interim Administrator Graff commented that it is a non-legal conforming lot, and they cannot waive something on a non-buildable lot. He also commented that there are more legal issues they are going through before they can come back with an answer.

Alderman Oberlin asked if the resident knows this, and it was stated that there have been meetings regarding this, but he is unsure if the resident was notified but he would find out and get some answers.

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

CITY COUNCIL COMMENTS: Alderwoman Gazal wished all the students a blessed and successful school year and asked that we stop when we see a school bus since children will be crossing the streets.

Alderman Dyke commented that the children are back in school, please be careful when driving and slow down.

PUBLIC COMMENT: There were no public comments.

Mayor Soliman informed the Council that there was a need for an executive session on 5ILCS 120/2(c)(11) per the memo dated August 19, 2024.

(#16) Motion by Alderperson Oberlin seconded by Alderman Jefferson, to go into executive session on 5ILCS 120/2(c)(11) per the memo dated August 19, 2024.

On roll call, the vote was:

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

NAYES: None.

ABSENT: Ald. Cipiti, Albert.

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

Executive Session 7:52 p.m.

(#17) Motion by Alderperson Oberlin seconded by Alderwoman Methvin, to reconvene from the executive session on 5ILCS 120/2(c)(11) per the memo dated August 19, 2024.

On roll call, the vote was:

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

NAYES: None.

ABSENT: Ald. Cipiti, Albert.

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

Reconvened 8:11 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.

(#21) Motion by Alderman Dyke seconded by Alderman Jefferson, to adjourn the August 19, 2024, Council meeting.

On roll call, the vote was:

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

NAYES: None.

ABSENT: Ald. Cipiti, Albert.

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

The meeting was adjourned at 8:12 p.m.

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

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

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

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

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

DRAFT