

MINUTES OF THE REGULAR MEETING
CITY COUNCIL OF CREST HILL
WILL COUNTY, ILLINOIS
September 19, 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.

Mayor Soliman asked that everyone remaining standing for a moment of silence in remembrance of Betty Pavlich. She was a member of the Memorial Committee and a long time volunteer.

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 (arrived at 7:12 p.m.), 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, Police Chief Ed Clark, Finance Director Lisa Banovetz, City Attorney Mike Stiff.

Absent were: City Engineer Ron Wiedeman, Interim Planner Maura Rigoni, Economic and Development Director Tony Budzikowski, Director of Information Technology Service Timothy Stinnett.

APPROVAL OF MINUTES: Mayor Soliman presented the minutes from the regular meeting held on September 6, 2022 for Council approval.

(#1) Motion by Alderwoman Gazal, seconded by Alderman Vershay, to approve the minutes from the regular meeting held on September 6, 2022 as presented.

On roll call, the vote was:

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

NAYES: None.

ABSENT: Ald. Jefferson.

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

(74)

(89) Mayor Soliman presented the minutes from the work session held on September 12, 2022 for Council approval.

(#2) Motion by Alderwoman Gazal, seconded by Alderwoman Oberlin, to approve the minutes from the work session held on September 12, 2022 as presented.

On roll call, the vote was:

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

NAYES: None.

ABSENT: Ald. Jefferson.

ABSTAIN: Ald. Kubal.

There being six (6) affirmative votes, the MOTION CARRIED.
(93)

CITY ATTORNEY: (107) City Attorney Mike Stiff had no agenda items for discussion.

CITY ADMINISTRATOR: (114) City Administrator Jim Marino presented a change order with Cosgrove Construction Inc. in the Amount of \$110,895.00 per the memo dated September 19, 2022. Alderman Cipiti asked if this is work that was previously done or new construction. Mr. Thompson explained that this is additional work that needed to be done. One example of the work is that one of the customer windows in the main office needed to be adjusted. Alderwoman Gazal said that we discussed this at a previous work session, and these are the items on a list that the Council felt were necessary. Administrator Marino explained that the list of items was included in the packet.

(#3) Motion by Alderman Albert, seconded by Alderwoman Gazal, to approve a Change Order with Cosgrove Construction Inc. in the Amount of \$110,895.00 per the memo dated September 19, 2022.

On roll call, the vote was:

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

NAYES: None.

ABSENT: Ald. Jefferson.

There being seven (7) affirmative votes, the MOTION CARRIED.
(214)

(241) Mayor Soliman presented a request to approve a Change Order for Construction Work at the City Center (D Kersey) per the memo dated September 19, 2022.

(#4) Motion by Alderperson Oberlin, seconded by Alderman Dyke, to approve a Change Order for Construction Work at the City Center (D Kersey) per the memo dated September 19, 2022.

On roll call, the vote was:

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

NAYES: None.

ABSENT: Ald. Jefferson.

There being seven (7) affirmative votes, the MOTION CARRIED.
(245)

Alderman Jefferson arrived at 7:12 p.m.

(258) Administrator Marino presented a request for the approval of the Landscaping Purchases for City Center per the memo dated September 19, 2022. This was discussed at a previous work session. There were some questions raised in regard to the maintenance of the landscaping. It was decided to change out some of the grass areas with rocks or low maintenance plantings. Alderman Dyke has a concern about the upkeep of the Lilac bushes. Director Siefert explained that he was going to discuss this with the nursery to get their opinion on it. Alderman Cipiti asked if we can incorporate some native plants into the design. Director Siefert would look into it. Alderman Dyke asked who would be doing the

hardscapes and who would be doing the vegetation. KD Landscaping would do the rock and weed fabric and the Fields would do the planting.

(#5) Motion by Alderperson Oberlin, seconded by Alderman Cipiti, to approve a request for the approval of the Landscaping Purchases for City Center per the memo dated September 19, 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.

(412)

(428) Administrator Marino presented a request to Approve a Change Order with Techlife LLC in the amount of \$492,505.21 per the memo dated September 19, 2022. This contract was initially awarded in May of 2021 and is for the security cameras, software, configuring the software, consulting and door access and controllers. The majority of the work has been done and there is a portion that still needs to be completed.

(#6) Motion by Alderwoman Gazal, seconded by Alderperson Oberlin, to approve a Change Order with Techlife LLC in the amount of \$492,505.21 per the memo dated September 19, 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.

(551)

(578) Alderman Dyke asked for an update on the damage that was done by the defective sprinkler. Administrator Marino went over the portion that was covered by insurance and the items that have been replaced. The carpet in the Council room will be replaced once the dais is complete. The drywall in the vestibule still needs to be replaced and is scheduled to start next week. Alderman Dyke asked if the sprinkler company has taken any responsibility for the malfunction. Administrator Marino informed the Council that the insurance company had an engineer examine the defective equipment. Treasurer Conklin said that it would be up to the insurance company to take action against the sprinkler company. Alderman Jefferson asked if we are anticipating any further unknown expenses with the City Center. Administrator Marino explained that there may be other items that might come up but is hoping not too many. One item is signage for the exterior and interior of the facility. There is one other change order, and this is for the cabinets. Mr. Thompson said that there are two change orders, and these are a part of the supplemental items. Part of it is for the window size and the reworking of the cabinets in the main office. Alderwoman Gazal asked if we have a tentative move in date. Mr. Thompson said realistically not until after the first of the year. Part of the problem is the delay in the supply chain which everyone is experiencing right now.

PUBLIC WORKS DEPARTMENT: (819) Public Works Director Mark Siefert had no agenda items for discussion. Alderwoman Gazal asked that we contact the Diocese in

regard to the algae growth in the two small ponds that are located east of the facility. Director Siefert said that we would take a look at the situation. The ponds are doing what they are meant to do. We can try to work with the property owner to come up with a solution to the algae problem.

(887) Administrator Marino asked that we make sure the correct amount that was approved per motion #6. The amount should be \$492,505.21.

(#7) Motion by Alderwoman Gazal, seconded by Alderwoman Oberlin, to approve an amendment to motion #6 in regard to Techlife to read \$492,505.21.

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.

(911)

(934) Alderman Jefferson asked for an explanation of the dollar amount. Administrator Marino explained the this is the funds that have been paid. We are just approving the work that has been done. The \$159,337.41 is work that still needs to be completed and is part of the contingency plan. The \$492,505.21 was not previously approved. We are basically finishing up the paperwork and getting everything in order.

CITY ENGINEER: (979) There were no agenda items for discussion.

ECONOMIC DEVELOPMENT DEPARTMENT: (982) There were no agenda items for discussion. The reports were on file.

POLICE DEPARTMENT: (985) Police Chief Ed Clark presented a request for a Special Event Police Services Contract-Siegel's Cottonwood Farm per the memo dated September 9, 2022. Alderman Dyke questioned the weekend prior to Halloween. Chief Clark informed the Council that it was explained to the property owner that if they need Police services, they will have to come back to the Council for approval. Alderman Dyke questioned the hours of operation. Chief Clark explained that they are billed from the time the Officers arrive and the time they leave the event. Alderman Vershay questioned the parking on the adjoining property. Chief Clark said that we will have discussion on this after this event. Alderman Vershay thought we gave them a time frame on the parking and it has expired. Administrator Marino said that the owner would have to get a special use or put down a hard surface. Attorney Stiff thought that the property owner had purchased the adjoining property and would look into it.

(#8) Motion by Alderman Albert, seconded by Alderperson Oberlin, to approve a request for a Special Event Police Services Contract-Siegel's Cottonwood Farm per the memo dated September 9, 2022.

On roll call, the vote was:

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

NAYES: None.

ABSENT: None.

ABSTAIN: Ald. Vershay, Jefferson.

There being six (6) affirmative votes, the MOTION CARRIED.
(1007)

(1182) Police Chief Clark presented a request for a Special Event Police Services Contract-Carillon Lake HOA per the memo dated September 9, 2022.

(#9) Motion by Alderperson Oberlin, seconded by Alderman Albert, to approve a request for a Special Event Police Services Contract-Carillon Lake HOA per the memo dated September 9, 2022.

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.
(1192)

MAYOR: (1219) Mayor Raymond Soliman had no agenda items for discussion.

CITY CLERK: (1224) City Clerk Christine Vershay-Hall had no agenda items for discussion.

(1229) Clerk Vershay-Hall announced that the 2023 Consolidated Election packets will be available for pick up in the Clerk's Office starting on Tuesday September 20, 2022. Residents will be voting for one candidate for Council in each Ward. Office hours are 8:00 a.m. to 4:30 p.m.

CITY TREASURER: (1248) Treasurer Conklin presented the list of bills in the amount of \$950,594.51 for Council approval.

(#10) Motion by Alderperson Oberlin, seconded by Alderman Jefferson, to approve the list of bills in the amount of \$950,594.51 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.
(1262)

(1279) City Treasurer Glen Conklin presented the regular and overtime payroll from August 29, 2022 to September 11, 2022 in the amount of \$251,037.79.

UNFINISHED BUSINESS: (1299) There was no unfinished business.

NEW BUSINESS: (1301) There was no new business.

COMMITTEE/LIAISON REPORTS: (1302) There were no committee/liaison reports.

COUNCIL COMMENTS: (1306) Alderwoman Gazal announced that there will be a food pantry at the White Oak Library on November 5, 2022 from 10:00 a.m. to 12:00 p.m.

Alderson Oberlin wished her son a happy birthday. Alderman Cipiti also wished Alderson Oberlin's son a happy birthday.

PUBLIC COMMENT: (1350) There were no citizens wishing to address the Council.

(1357) Mayor Soliman informed the Council that there was a need for an executive session on land acquisition (5 ILCS 120/2(c)(5)).

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

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.

(1364)

Executive session 7:42 p.m.

(Tape #2 begins)

(#12) Motion by Alderson Oberlin, seconded by Alderman Cipiti, to reconvene from the executive session on (5 ILCS 120/2(c)(5)).

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.

(6)

Reconvened at 8:02 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.

(#13) Motion by Alderman Dyke, seconded by Alderman Vershay, to adjourn the September 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.

(19)

The meeting was adjourned at 8:03 p.m.

Approved this _____ day of _____, 2022

As presented _____

As amended _____

CHRISTINE VERSHAY-HALL, CITY CLERK

RAYMOND R. SOLIMAN, MAYOR

DRAFT