

MINUTES OF THE REGULAR MEETING
CITY COUNCIL OF CREST HILL
WILL COUNTY, ILLINOIS
December 2, 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 Mark Cipiti, Alderman Nate Albert, Alderman Joe Kubal.

Also present were: Interim City Administrator Tony Graff, Police Chief Ed Clark, Finance Director Glenn Gehrke, City Attorney Mike Stiff.

Absent were: City Engineer Ron Wiedeman, Interim Director of Community Development Ron Mentzer, Building Commissioner Don Seeman, Interim Human Resource Manager Dave Strahl.

APPROVAL OF MINUTES: Mayor Soliman presented the minutes from the Work Session Held on November 12, 2024, for Council approval per the memo dated December 2, 2024.

(#1) Motion by Alderwoman Gazal seconded by Alderman Jefferson, to Approve the Minutes from the Work Session Held on November 12, 2024, per the memo dated December 2, 2024.

On roll call, the vote was:

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

NAYES: None.

ABSENT: None.

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

Mayor Soliman presented the minutes from the Regular Meeting Held on November 18, 2024, for Council approval per the memo dated December 2, 2024.

(#2) Motion by Alderwoman Gazal seconded by Alderman Jefferson, to Approve the Minutes from Regular Meeting Held on November 18, 2024, per the memo dated December 2, 2024.

On roll call, the vote was:

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

NAYES: None.

ABSENT: None.

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

CITY ATTORNEY: Attorney Mike Stiff requested to Approve an Ordinance Amending Section 2.80.040 (Compensation) of Chapter 2.80 (Plan Commission) of Title 2 (Administration and Personnel) of the City of Crest Hill Code of Ordinances per the memo dated December 2, 2024. This has been discussed several times and the last discussion was making the Plan Commission consistent with the changes that are going to be made to the Civil Service Commission. This change is to make compensation no longer monthly, it will be paid per meeting attended and the number of absences has been changed before a member can be considered for removal. This will become effective January 1, 2025.

Alderman Cipiti commented that if making this effective January 1, 2025, the commissioners will be paid for a meeting that is already canceled. Treasurer Conklin commented that they are paid by ordinance, and the ordinance has them paid as a salary. Attorney Stiff commented that the ordinance currently states paid monthly, like a salary, but the word salary is not in the ordinance.

(#3) Motion by Alderperson Oberlin seconded by Alderwoman Methvin, to Approve an Ordinance Amending Section 2.80.040 (Compensation) of Chapter 2.80 (Plan Commission) of Title 2 (Administration and Personnel) of the City of Crest Hill Code of Ordinances, effective January 1, 2025, per the memo dated December 2, 2024.

On roll call, the vote was:

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

NAYES: Ald. Albert, Kubal.

ABSENT: None.

There being six (6) affirmative votes, the MOTION CARRIED.
Ordinance #2005

Attorney Mike Stiff requested to Approve an Ordinance Amending Section 2.72.040 (Membership; Compensation) of Chapter 2.72 (Civil Service Commission) of Title 2 (Administration and Personnel) of the City of Crest Hill Code of Ordinances per the memo dated December 2, 2024. This will change the ordinance to read more than three absences can result in potential removal. This will be effective January 1, 2025, as well.

(#4) Motion by Alderperson Oberlin seconded by Alderwoman Methvin, to Approve an Ordinance Amending Section 2.72.040 (Membership; Compensation) of Chapter 2.72 (Civil Service Commission) of Title 2 (Administration and Personnel) of the City of Crest Hill Code of Ordinances, effective January 1, 2025, per the memo dated December 2, 2024.

On roll call, the vote was:

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

NAYES: Ald. Albert, Kubal.

ABSENT: None.

There being six (6) affirmative votes, the MOTION CARRIED.
Ordinance #2006

Attorney Mike Stiff requested a Motion to Approve a Local 150 Settlement Agreement for Kim Linden per the memo dated December 2, 2024. This was discussed in Executive Session and the document has been approved by the Labor Attorney John Kelly.

(#5) Motion by Alderwoman Methvin seconded by Alderman Jefferson, to Approve a Local 150 Settlement Agreement for Kim Linden per the memo dated December 2, 2024.

On roll call, the vote was:

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

NAYES: None.

ABSENT: None.

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

Attorney Mike Stiff requested to Approve a Resolution Adopting a Revised Policy for Remote Attendance at Public Meetings per the memo dated December 2, 2024. This was to include an additional basis that remote attendance can be allowed, which is an unexpected childcare obligation.

(#6) Motion by Alderman Albert seconded by Alderperson Oberlin, to Approve a Resolution Adopting a Revised Policy for Remote Attendance at Public Meetings per the memo dated December 2, 2024.

On roll call, the vote was:

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

NAYES: None.

ABSENT: None.

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

Resolution #1271

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 review proposals and scope of work with staff.
- Bullet Proof Windows Cracked – Clerk’s Office & Park District Office. There are no bids. This is on hold since the only inspector is the Building Commissioner currently and he has been busy.
- Storm Water Drainage Pipes – Pipes were Televised, and the next step is to assess the damage and prepare proposal for repairs/replacement. (Planning to obtain update from M. Eulitz; need to schedule a meeting when Mike is available)
- All outside area window frame mortar inspection is needed beginning to see cracking in the corner areas. This is pending because of the outside temperatures.
- HVAC – Maintenance Review & Follow up work performed by the vendor. Dripping has stopped but installation is still needed for the exhaust pipes for the bathrooms and replacing the tiles when complete.
- 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 will be reviewed with staff on 12/3/24 and the commission will vote on the proposed budget this week.

STATEVILLE CORRECTIONAL CENTER:

- Tear Down Bid Due Date is December 10, 2024, and then we will receive a report and find out what buildings will be demolished.

Lockport Township Fire District Training Facility Proposed Project:

- Traffic Study Report was completed and submitted to IDOT. We are targeting Lockport to have their application in by January for Planning Commission to review.

Debriefing with Lockport Township Fire Protection District:

- 200,000 gallons of water were used, and we will be working on an invoice to BL Duke Scrap Metals for damage to our system, as well.

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 – The candidate, Julius Hansen, is at the meeting and started Wednesday, November 26, 2024.
- COMMUNITY DEVELOPMENT DIRECTOR: The Candidate, Patrick Ainsworth, will be in the State of Illinois before Christmas and will be relocated before January 6, 2025. He would like to come by and see his office and have lunch.
- BUILDING INSPECTOR: Accepting applications.

Water Meter Replacement Project:

- Still ongoing and the Non-Compliance property owners' appointments are progressing.

Places for Eating Tax:

- There are four businesses that did not show for the Administrative Hearing and will continue to receive additional citations.

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:

- The target date to receive the application for the PUD Development Plan is Mid-January/February. Projected real estate contract closing date is May/June once the entitlement process is completed, per the contract.

PUBLIC WORKS DEPARTMENT: Mayor Soliman requested to Purchase a Ford F-350 Pick Up for the Street Division in the Department of Public Works for a total amount of \$50,091.00 per the memo dated December 2, 2024.

There were two additional hirings in the 2024-2025 City of Crest Hill Budget, the Street Division of Department of Public Works has supplied pick up truck to two (2) new appointments in the Water Division and Building and Grounds Division, respectively. This has left the Street Division down two (2) pick up trucks for everyday use throughout the year.

Alderman Dyke asked if we still have the truck that we used for the city parking lots and sidewalks and if it is still in use and is the plow off that truck and going on the new truck. He also commented that we are getting one F350, after getting rid of two F150s. Interim City Administrator Graff commented that they really want the F350 to be able to plow. Alderman Dyke asked if we still have that F150 that we used for the city lots and if it is still being used and wants more clarity on this.

(#7) Motion by Alderman Dyke seconded by Alderman Cipiti, to TABLE the Approval to Purchase a Ford F-350 Pick Up for the Street Division in the Department of Public Works for a total amount of \$50,091.00 per the memo dated December 2, 2024.

On roll call, the vote was:

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

NAYES: Ald. Albert.

ABSTAIN: Ald. Kubal.

ABSENT: None.

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

Alderman Albert asked if the Council members with questions for the Interim Administrator or the Public Works Department can send them so that all the answers/information are present to the Council before voting since this is the second time this has been on the agenda, and we have pushed it.

Attorney Stiff asked what is it that is being requested. Alderperson Oberlin commented that she has requested in the past to have all information to the Council before asking for a vote. She then commented that it is best for the Council to be provided with all the information of the item so they can vote informed and educated.

Alderman Cipiti asked if this truck is a want or a need?

CITY ENGINEER: City Engineer Ron Wiedeman requested to Award the Contract to Hoerr Construction, Inc for the 2024 Sanitary Cleaning and Televising Contract in the Amount of \$89,760.00 per the memo dated December 2, 2024.

There were six (6) bids submitted on November 14, 2024, and the low bidder was Hoerr Construction, Inc. for \$89,760.00.

(#8) Motion by Alderman Albert seconded by Alderperson Oberlin, to Award the Contract to Hoerr Construction, Inc for the 2024 Sanitary Cleaning and Televising Contract in the Amount of \$89,760.00 per the memo dated December 2, 2024.

On roll call, the vote was:

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

NAYES: None.

ABSENT: None.

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

Mayor Soliman requested to Approve a Resolution Approving a Professional Service Agreement for the WY2022-WY2024 Water Audits and Water System Improvement Plan by and between the City of Crest Hill, Will County, Illinois and Engineering Enterprises, Inc. for an Amount not to Exceed \$45,000.00 per the memo dated December 2, 2024.

This is the next step to receiving Lake Michigan Water to complete a water audit for the years 2022 - 2024 and submit it to the Illinois Department of Natural Resources by January 1, 2025.

(#9) Motion by Alderperson Oberlin seconded by Alderwoman Methvin, to Approve a Resolution Approving a Professional Service Agreement for the WY2022-WY2024 Water Audits and Water System Improvement Plan by and between the City of Crest Hill, Will County, Illinois and Engineering Enterprises, Inc. for an Amount not to Exceed \$45,000.00 per the memo dated December 2, 2024.

On roll call, the vote was:

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

NAYES: None.

ABSENT: None.

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

Resolution # 1272

COMMUNITY DEVELOPMENT: There were no agenda items.

POLICE DEPARTMENT: Chief Clark had no agenda items but was happy to answer any questions.

Alderwoman Gazal asked if the Chief received the picture of the vehicle that fell into the creek at Willow Falls and would like that stop sign to be incorporated into the next work session. Chief Clark commented that he received the picture, and they could talk about that.

MAYOR'S REPORT: Mayor Soliman requested to Approve a Resolution Approving the Appointment of Interim Public Works Director and Employee Leasing Contract with MGT/GOVHR Temp per the memo dated December 2, 2024.

Mayor Soliman commented that Julius is a Veteran and has over twenty years' experience in public works and twenty years as a director. He can work up to forty (40) hours per week.

Julius Hansen approached the podium and introduced himself. He commented that he is excited to be the Interim Director of Public Works. He commented that with the winter months upon us it is very challenging, and he is here to help and exceed expectations. He also commented that he has heard many good things about the public works employees and the City of Crest Hill.

Attorney Stiff commented that there has been a change to the resolution since GovHR is now MGT Impact Solutions, LLC. He also commented that he was told Julius has requested use of a vehicle and he wanted to make sure this gets addressed before the resolution is approved.

It was stated that the resolution will include the use of one of the city's vehicles for Julius to take to and from work and to drive around the city, for the time he is here.

Attorney Stiff commented that if the Council approves this, he can have an addendum to include.

(#10) Motion by Alderperson Oberlin seconded by Alderwoman Gazal, to Approve a Resolution Approving the Appointment of Julius Hansen as the Interim Public Works Director and Approving an Employee Leasing Agreement by and between the City of Crest Hill and MGT Impact Solutions, LLC and to include an addendum for a city vehicle to/from work and during work per the memo dated December 2, 2024.

On roll call, the vote was:

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

NAYES: None.

ABSTAIN: Ald. Albert.

ABSENT: None.

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

Resolution #1273

Mayor Soliman commented that the Winterfest and Parade 2024 was very successful. The biggest challenge we had was the weather, since it was very cold. There were a lot of young children who met Santa and the Elves, played games, and had their faces painted. He then extended his deepest gratitude to every person who volunteered their time and talents.

Mayor Soliman commented that for next year he believes it would be more beneficial to have the parade at noon to be back at City Hall for the Winterfest from 1:00 p.m. to 4:00 p.m. so we could have some sun and warmer weather.

Alderwoman Gazal commented that Santa was very happy, and she thanked the City Clerk Christine Vershay-Hall, Alderperson Tina Oberlin, and Linda Dyke for providing the candy for the parade.

Alderman Albert commented that Santa is truly an asset to have and to have been a part of our community, and we appreciate Santa, his friendship, and his loyalty to the children.

CITY CLERK: City Clerk Christine Vershay-Hall thanked Linda Dyke for the candy and said that she really enjoyed the parade along with all the children.

CITY TREASURER: City Treasurer Glen Conklin requested to Approve the List of Bills Issued Through December 3, 2024, in the Amount of \$334,016.27 per the memo dated December 2, 2024.

(#11) Motion by Alderperson Oberlin, seconded by Alderwoman Methvin, to Approve the list of bills issued through December 3, 2024, in the amount of \$334,016.27 for Council approval per the memo dated December 2, 2024.

On roll call, the vote was:

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

NAYES: None

ABSENT: None.

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

City Treasurer Glen Conklin presented the Regular and Overtime Payroll from November 4, 2024, through November 17, 2024, in the amount of \$265,478.39 per the memo dated December 2, 2024.

Finance Director Glenn Gehrke requested to Approve an Ordinance for the Levy and Assessment of Taxes for the Fiscal Year Beginning May 1, 2025, and Ending April 30, 2026, for the City of Crest Hill, Will County, Illinois per the memo dated December 2, 2024.

(#12) Motion by Alderwoman Methvin seconded by Alderwoman Gazal, to Approve an Ordinance for the Levy and Assessment of Taxes for the Fiscal Year Beginning May 1, 2025, and Ending April 30, 2026, for the City of Crest Hill, Will County, Illinois per the memo dated December 2, 2024.

On roll call, the vote was:

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

NAYES: None.

ABSENT: None.

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

Ordinance #2007

Finance Director Glenn Gehrke requested to Approve an Ordinance Abating the Tax hereto Levied for the Year 2024 to Pay the Principal of an Interest on General Obligation Bonds Refunding Bonds (Waterworks and Sewerage System Alternate Revenue Source) Series 2019A, of the City of Crest Hill, Will County, Illinois per the memo dated December 2, 2024.

(#13) Motion by Alderman Albert seconded by Alderperson Oberlin, to Approve an Ordinance Abating the Tax hereto Levied for the Year 2024 to Pay the Principal of an Interest on General Obligation Refunding Bonds (Waterworks and Sewerage System Alternate Revenue Source) Series 2019A, of the City of Crest Hill, Will County, Illinois per the memo dated December 2, 2024.

On roll call, the vote was:

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

NAYES: None.

ABSENT: None.

There being nine (9) affirmative votes, the MOTION CARRIED.

Ordinance #2008

Finance Director Glenn Gehrke requested to Approve an Ordinance Abating the Tax hereto Levied for the Year 2024 to Pay the Principal of Interest on General Obligation Bonds (Sales Tax, Alternate Revenue Source), Series 2019B, of the City of Crest Hill, Will County, Illinois per the memo dated December 2, 2024.

(#14) Motion by Alderperson Oberlin seconded by Alderman Albert, to Approve an Ordinance Abating the Tax hereto Levied for the Year 2024 to Pay the Principal of and Interest on General Obligation Bonds (Sales Tax, Alternate Revenue Source), Series 2019B, of the City of Crest Hill, Will County, Illinois per the memo dated December 2, 2024.

On roll call, the vote was:

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

NAYES: None.

ABSENT: None.

There being nine (9) affirmative votes, the MOTION CARRIED.
Ordinance #2009

UNFINISHED BUSINESS: There was no unfinished business.

NEW BUSINESS: There was no new business.

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: Alderwoman Gazal commented that this year has been very tough and every time a Council member wants to question something or have an opinion others get aggravated. She then commented they are only trying to make the best decisions for the City of Crest Hill. She commented that we are all blessed, and it is time to start working together and respect each other. She commented that she was upset because she has staff against her because she did not show up to a meeting and it was her first missed meeting in five years.

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 December 2, 2024, Council meeting.

On roll call, the vote was:

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

NAYES: None.

ABSENT: None.

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

The meeting was adjourned at 8:05 p.m.

Approved this ____ day of _____, 2024.

As presented _____

As amended _____

CHRISTINE VERSHAY-HALL, CITY CLERK

RAYMOND R. SOLIMAN, MAYOR

DRAFT