

MINUTES OF THE REGULAR MEETING
CITY COUNCIL OF CREST HILL
WILL COUNTY, ILLINOIS
October 21, 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, 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, City Engineer Ron Wiedeman, Interim Public Works Director Mike Eulitz, City Attorney Mike Stiff.

Absent were: Alderwoman Jennifer Methvin, Interim Finance Director Erica Waggoner, Interim Director of Community Development Ron Mentzer, Interim Human Resource Manager Dave Strahl, Building Commissioner Don Seeman.

Mayor Soliman commented that he received a call from Alderwoman Methvin, and she is excused from the meeting.

APPROVAL OF MINUTES: Mayor Soliman presented the minutes from the Regular Meeting Held on October 7, 2024, for Council approval per the memo dated October 21, 2024.

(#1) Motion by Alderwoman Gazal seconded by Alderman Albert, to Approve the Minutes from the Regular Meeting Held on October 7, 2024, per the memo dated October 21, 2024.

On roll call, the vote was:

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

NAYES: None.

ABSENT: Ald. Methvin.

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

CITY ATTORNEY: Attorney Mike Stiff requested to Approve a Resolution Repealing City of Crest Hill Resolution #360 Dated March 18, 1991, per the memo dated October 21, 2024. This was discussed at the work session on October 14, 2024. This resolution required developers/applicants to annex to the city to attempt to disconnect from their existing Fire District and apply to the Lockport Township Fire District. Lockport Township Fire District and Plainfield Fire District have reached an IGA that is a boundary agreement good for twenty years and because of the IGA there is no longer a need for Resolution #360.

(#2) Motion by Alderperson Oberlin seconded by Alderman Albert, to Approve a Resolution Repealing City of Crest Hill Resolution #360 Dated March 18, 1991, per the memo dated October 21, 2024.

On roll call, the vote was:

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

NAYES: None.

ABSENT: Ald. Methvin.

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

Resolution #1261

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

City Center Facility:

- City Center Facility – The inspection by KONE, Inc. was completed on 10/14/2024. A follow-up is required by the Alarm System Company ESSCOE for testing the telephone in the elevators, which needs to be scheduled.
- City Center Facility – Front Damage Inside Clerk Windows: pending vendors updated proposal to replace the windows. Two companies have stated that they would provide proposals and do the work, which one of the companies is the original company.

Grand Prairie Water Commission:

1. Grand Prairie Water Commission “GPWC” (Lake Michigan Water Project): The Commission’s meeting was on 10/3/2024 and the next meeting is 11/7/2024. The budget draft was completed and is under review by staff. Further discussion will be at the Commission Meeting on 11/7/2024.

STATEVILLE CORRECTIONAL CENTER:

- Nothing New to Report.

Lockport Township Fire District Training Facility Proposed Project:

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

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 final prescreening interview has been completed and three candidates have been selected with a request to schedule interviews with the City Council on 10/29/2024 at 7:00 p.m.
- COMMUNITY DEVELOPMENT DIRECTOR: The city received two applications. However, a previous candidate has contacted the city for

- reconsideration. More information will be presented to the city council with a recommendation by staff.
- FINANCE DIRECTOR Recruitment: MGT/GovHR USA representative Ryan Cotton provided the summary of applications received, which were twenty-five applicants. Prescreening interviews have been completed by staff and 2 interviews have been scheduled with the city council on 10/22/2024 Special Work Session Executive Session. One of the candidates will be a Zoom interview.
 - BUILDING INSPECTOR: Three applicants are scheduled to be interviewed with Interim Human Resource Manager Dave Strahl and Building Commissioner Don Seeman.

Mosquito Spraying by Clarke Environmental:

- The last spray was completed on 10/10/2024 and it is now completed for the year. We will receive a report regarding our final cost and recommendations for next year.

Water Meter Replacement Project:

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

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.

West Sanitary Sewer Treatment Project:

- Nothing new to report, we are about 60% completed and still on schedule for the plant to be completed in 2026. Will keep everyone posted.

PLANNING COMMISSION – MUNICODE PROGRAM UPDATE:

- The iPads that the Council had recommended have been ordered and should be delivered within ten (10) business days. Clerk Vershay-Hall will provide training to the Plan Commissioners on their iPads with Municode. This should be done in the month of December.

State of Illinois Crime Lab/State Police Headquarters Project:

- Central Management Services prepare the bid specifications for the infrastructure work, and the updated plans will be presented to a City Council Work Session, once the building department receives the plans.

Interim Administrator Graff asked if there were any questions he could answer.

Alderman Dyke asked where we are at with Will County regarding the three abandoned homes on Weber Road and what are they doing about this. Interim Administrator Graff commented that he is not aware of anything that they are doing. He also mentioned that Building Commissioner Don Seeman is supposed to be contacting their Building Department and finding out about any nuisance complaints. Alderman Dyke commented that he already had spoken to Commissioner Seeman regarding this before he talked to Interim Administrator Graff and was told that the Building Department for Will County stated that there have been no complaints regarding those houses. Interim Administrator Graff commented that he can put something in writing to send to Will County.

Alderwoman Gazal asked Interim Administrator Graff to add to his list the ceiling in the hallway of the City Center and the handicap access in front of the City Center that she has requested previously. Interim Administrator Graff commented that we are following the ADA standards the way we are now. City Engineer Ron Wiedeman commented that we meet ADA standards with our handicap accessibility.

Alderwoman Gazal asked for an update on the cameras at the Public Works Building that she had requested two years ago. Interim Administrator Graff commented that the camera company came out and there is a DCEO grant that we have for this in the amount of \$200,000.00. Once this is certified and accepted, they will go to bid, and their goal is to get all facilities under cameras.

Alderwoman Gazal also asked for an update on Sikich. Interim Administrator Graff commented that he sent an update after our last meeting, and he does not have an update on the draft yet.

Alderman Cipiti asked if part of the services we paid for included a presentation at the end. It was stated that it was included.

City Attorney Mike Stiff commented that the Council approved an analysis, and they would come back to the Council with a budget for implementing recommendations, which have not been made yet.

PUBLIC WORKS DEPARTMENT: Interim Public Works Director Mike Eulitz requested Approval of Pay Request #21 from Vissering Construction Inc. with Direction to Send it to the IEPA for Approval and Disbursement for a Total Amount of \$2,162,132.01 per the memo dated October 21, 2024. This is for the work performed in the month of September.

(#3) Motion by Alderperson Oberlin seconded by Alderman Albert, for Approval of Pay Request #21 from Vissering Construction Inc. with Direction to Send it to the IEPA for Approval and Disbursement for a Total Amount of \$2,162,132.01 per the memo dated October 21, 2024.

On roll call, the vote was:

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

NAYES: None.

ABSENT: Ald. Methvin.

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

Interim Public Works Director Mike Eulitz requested to Approve an Agreement with USG Water for Emergency Repair Work on Well's 4, 8, & 10 Iron Filters and not to Exceed an Amount of \$716,978.00 per the memo dated October 21, 2024.

(#4) Motion by Alderwoman Gazal seconded by Alderperson Oberlin, to Approve an Agreement with USG Water for Emergency Repair Work on Well's 4, 8, & 10 Iron Filters and not to Exceed an Amount of \$716,978.00 per the memo dated October 21, 2024.

On roll call, the vote was:

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

NAYES: None.

ABSENT: Ald. Methvin.

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

Interim Public Works Director Mike Eulitz requested to Approve an Ordinance Supplementing the Budget Officer Ordinance for the Fiscal Year Beginning May 1, 2024, and Ending April 30, 2025, for the City of Crest Hill, Will County, Illinois per the memo dated October 21, 2024.

(#5) Motion by Alderman Albert seconded by Alderman Dyke, to Approve an Ordinance Supplementing the Budget Officer Ordinance for the Fiscal Year Beginning May 1, 2024, and Ending April 30, 2025, for the City of Crest Hill, Will County, Illinois per the memo dated October 21, 2024.

On roll call, the vote was:

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

NAYES: None.

ABSENT: Ald. Methvin.

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

Ordinance #2001

Interim Public Works Director Mike Eulitz requested 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 October 21, 2024.

City Attorney Mike Stiff recommended a Motion to Table this item until the next work session meeting. In addition to this resolution there was going to be another agenda item which is an ordinance that creates the position referred to. He also commented that he had found an issue in the ordinance under 2.50.070 for the supervision of employees, which states that following employees report to the Director of Public Works which includes Building Commissioner and Building Inspectors. The issue being that the Building Commissioner and the Building Inspectors are reporting to Economic and Community Development under the new structure and this will need to be changed in the ordinance to reflect the current structure if the Council agrees. It was agreed that that change would need to be made. They also need to eliminate the need to backfill the current position. Alderperson Oberlin asked if the other stipulations would be added as well. Attorney Stiff commented that the ordinance will include the language that was discussed in executive session.

(#6) Motion by Alderperson Oberlin seconded by Alderman Dyke, to TABLE 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 until November 4, 2024, per the memo dated October 21, 2024.

On roll call, the vote was:

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

NAYES: None.

ABSTAIN: Ald. Jefferson.

ABSENT: Ald. Methvin.

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

Alderman Dyke asked for an update on the weeds on Oakland Avenue. Interim Public Works Director Mike Eulitz commented that Commonwealth Edison came out and trimmed some of theirs down but no one from the Railroad has trimmed theirs. He then commented that we need to hire someone and then fine them for not doing it.

Alderman Dyke asked if there is still stuff in the Old City Hall. Interim Director Eulitz commented that there are still belongings in there and he believes there are still computers and a server that I.T. may need to look into that. He also asked if they want to discuss inventory and sell what is left in the building.

Alderman Dyke asked if our curbs should be painted yellow to avoid anyone tripping on them where they are raised upward. Interim Public Works Director Eulitz commented that they can paint the curbs.

CITY ENGINEER: City Engineer Ron Wiedeman requested to Award the Material Proposal for Rock Salt and have the Mayor Execute the Acceptance of Proposal to Furnish Materials and Approval of Award with Compass Material in the Amount of \$55,448.00 for the 2024/2025 MFT Rock Salt (Section No 25-00000-00-GM) per the memo dated October 21, 2024.

(#7) Motion by Alderperson Oberlin seconded by Alderwoman Gazal, to Award the Material Proposal for Rock Salt and have the Mayor Execute the Acceptance of Proposal to Furnish Materials and Approval of Award with Compass Material in the Amount of \$55,448.00 for the 2024/2025 MFT Rock Salt (Section No 25-00000-00-GM) per the memo dated October 21, 2024.

On roll call, the vote was:

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

NAYES: None.

ABSENT: Ald. Methvin.

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

City Engineer Ron Wiedeman requested to Approve a Resolution Approving a Professional Service Agreement for Design Services for the Inner Circle Watermain Replacement and Roadway Rehabilitation Improvement-Design Engineering Services by and between the City of Crest Hill, Will County, Illinois and V3 Companies not to Exceed of \$148,454.00 per the memo dated October 21, 2024.

(#8) Motion by Alderman Dyke seconded by Alderwoman Gazal, to Approve a Resolution Approving a Professional Service Agreement for Design Services for the Inner Circle Watermain Replacement and Roadway Rehabilitation Improvement-Design Engineering Services by and between the City of Crest Hill, Will County, Illinois and V3 Companies not to Exceed of \$148,454.00 per the memo dated October 21, 2024.

On roll call, the vote was:

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

NAYES: None.

ABSENT: Ald. Methvin.

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

Resolution #1262

City Engineer Ron Wiedeman requested to Approve a Resolution Approving a Professional Services Agreement for the 2025 Roadway Rehabilitation Improvement-Design Engineering Services by and between the City of Crest Hill, Will County, Illinois and with Christopher B. Burke Engineering, Ltd. Not to Exceed an Amount of \$44,880.00 per the memo dated October 21, 2024. There was a change removing Mia Drive and replacing Lynwood requested by Alderman Albert.

(#9) Motion by Alderman Dyke seconded by Alderwoman Gazal, to Approve a Resolution Approving a Professional Services Agreement for the 2025 Roadway Rehabilitation Improvement-Design Engineering Services by and between the City of Crest Hill, Will County, Illinois and with Christopher B. Burke Engineering, Ltd. Not to Exceed an Amount of \$44,880.00 per the memo dated October 21, 2024.

On roll call, the vote was:

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

NAYES: None.

ABSENT: Ald. Methvin.

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

Resolution #1263

City Engineer Ron Wiedeman requested a Motion to have the Finance Director to Complete a Budget Transfer by Moving \$50,000.00 from Account 01-03-5330 to 13-00-5330 to Increase the 2025 Budget Amount for Line Item 13-00-5330 from \$150,000.00 to \$200,000.00 to Cover the Professional Services Agreement for the Design Engineering Services per the memo dated October 21, 2024.

(#10) Motion by Alderperson Oberlin seconded by Alderwoman Gazal, to have the Finance Director to Complete a Budget Transfer by Moving \$50,000.00 from Account 01-03-5330 to 13-00-5330 to Increase the 2025 Budget Amount for Line Item 13-00-5330 from \$150,000.00 to \$200,000.00 to Cover the Professional Services Agreement for the Design Engineering Services per the memo dated October 21, 2024.

On roll call, the vote was:

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

NAYES: None.

ABSENT: Ald. Methvin.

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

Alderwoman Gazal asked for an update on the McGilvray light. City Engineer Ron Wiedeman commented that they are doing a variance with Will County currently to allow a left turn from southbound Weber Road onto Ryan Drive. This will be completed at the end of this month and design will be completed and begin early next year.

Alderwoman Gazal also asked for an update for a stop sign study on Knapp for Willow Falls. Engineer Wiedeman commented that himself and the police chief will discuss this in a staff meeting and get back to the Council.

ECONOMIC DEVELOPMENT DEPARTMENT: There were no agenda items.

POLICE DEPARTMENT: Police Chief Ed Clark commented that they are going to review the FOIA software agreement with the attorney and bring that to the Council at the next meeting.

Chief Clark announced that the Halloween Trick-or-Treating hours are from 4:00 p.m. until 7:00 p.m. and please remember to watch while you drive and slow down since the children will be excited and running.

MAYOR'S REPORT: Mayor Soliman requested Approval of Road Closure for Chaney-Monge School Halloween Parade per the memo dated October 21, 2024. This would be for a parade that begins at 1:00 p.m. on October 31, 2024.

(#11) Motion by Alderman Dyke seconded by Alderperson Oberlin, for Approval of Road Closure for Chaney-Monge School Halloween Parade per the memo dated October 21, 2024.

On roll call, the vote was:

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

NAYES: None.

ABSENT: Ald. Methvin.

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

Mayor Soliman announced that Gas N Wash had their Grand Opening. Mayor Soliman welcomed them to the city.

Mayor Soliman also asked everyone to take special caution with the children walking around on Halloween.

Alderman Dyke asked if Alderman Jefferson could also sit on the Economic and Development Committee since he has been talking to developers. Mayor Soliman commented that only problem he would see is it would make a quorum. Alderman Dyke commented that he feels that since Alderman Jefferson has been in contact with developers, he would be a better asset on the committee. Mayor Soliman commented that Alderwoman Gazal and Alderman Jefferson could work something out.

CITY CLERK: City Clerk Christine Vershay-Hall announced that the City of Crest Hill and Lockport Township will be doing a free Community Shred Event on Saturday, October

26, 2024, from 9:00 a.m. until 12:00 p.m. This will be held in the City Hall parking lot. There will be a limit of four (4) boxes.

CITY TREASURER: City Treasurer Glen Conklin requested to Approve the list of bills issued through October 21, 2024, in the Amount of \$1,704,413.39 per the memo dated October 21, 2024.

(#12) Motion by Alderperson Oberlin, seconded by Alderwoman Gazal, to Approve the list of bills issued through October 21, 2024, in the amount of \$1,704,413.39 for Council approval per the memo dated October 21, 2024.

On roll call, the vote was:

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

NAYES: None.

ABSENT: Ald. Methvin.

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

City Treasurer Glen Conklin presented the Quarterly Compensation Time Buy Back for the Period July 1, 2024, through September 30, 2024, in the Amount of \$27,574.38 per the memo dated October 21, 2024.

City Treasurer Glen Conklin presented the Regular and Overtime Payroll from September 23, 2024, through October 16, 2024, in the amount of \$243,457.74 per the memo dated October 7, 2024.

UNFINISHED BUSINESS: There was no unfinished business.

NEW BUSINESS: There was no new business.

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

CITY COUNCIL COMMENTS: Alderman Albert announced that the Crest Hill Lions Club will host their Halloweenie Roast at the three locations, which are Chaney-Monge School, Richland Center, and Remington Park.

Alderperson Oberlin reminded everyone to be cautious on Halloween with the trick-or-treating.

Alderwoman Gazal wished everyone a Safe and Happy Halloween. She then commented that last year she was given the opportunity to distribute pumpkins from the Siegel's Farm and she wanted to clarify she was in a public park in her ward and in her subdivision and was not wearing any Crest Hill merchandise or a tag stating she was an official. She also commented that it was a public event, and she always helps and serves the residents. It was brought to her attention that some are upset because she was giving pumpkins and stated it is a free Country and if she wants to give hotdogs, tamales, or pumpkins she can do whatever she wants and hopes there is no hard feelings if she chooses to do it again this year.

Alderman Dyke wished everyone a Safe and Happy Halloween.

PUBLIC COMMENT: Linda Dyke, a resident, asked for an update on the bus issue at the bus shed and mentioned that she witnessed some homeless people leaving there. She then asked if the buses would fall under the abandoned vehicles ordinance, tag them, and tow them. Chief Clark commented that he would get with the Building Commissioner and discuss this since he was working on this.

Tracy Jones, a resident, commented that she has been a resident since 2005, and she wanted to let the Council know that in May of 2023 she experienced a house fire. She then commented that she hired a fire restoration company which went well but there was a water pipe that mistakenly was not hooked up which ended in water damage. She then contacted the restoration company and since that complaint her life has been a living nightmare.

She then stated that she contacted the Mayor this time last year letting him know that she has been experiencing stalking and harassment and since that email the stalking and harassment has become progressively worse. It has crippled her professional career as a higher education professional, Dr. Tracy Jones. She has twenty plus years of education with a six-figure job and the harassment has cost her that. She commented that she is here tonight since she had emailed the Mayor, and he promised that he would forward the email to the Chief of Police, and she has yet to hear from the Mayor or the Chief of Police.

Mayor Soliman commented that he sent the email to the Police Chief and asked if the individuals were from the neighborhood. Tracy commented that it originated in the Townhomes of Autumn Ridge and since has become a community event. Anytime she leaves her residence there are fifty cars following her around everywhere she goes, and they have vandalized all tires on her car and vandalized her son's car. She has contacted the police dozens of times, and this is crippling and cost her her mental, financial, and social well-being.

Chief Clark asked her to stay after the meeting so they could speak about this.

Alderman Gazal commented that her and Alderman Jefferson are Tracy's elected officials, and they were not aware an email was sent to the Mayor or that any of this is going on.

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

(#13) Motion by Alderman Dyke seconded by Alderman Albert, to adjourn the October 21, 2024, Council meeting.

On roll call, the vote was:

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

NAYES: None.

ABSENT: Ald. Methvin.

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

The meeting was adjourned at 7:54 p.m.

Approved this _____ day of _____, 2024.
As presented _____
As amended _____

CHRISTINE VERSHAY-HALL, CITY CLERK

RAYMOND R. SOLIMAN, MAYOR

DRAFT