

MINUTES OF THE REGULAR MEETING  
CITY COUNCIL OF CREST HILL  
WILL COUNTY, ILLINOIS  
March 7, 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.

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, 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, City Engineer Ron Wiedeman, Interim Economic Development Director Steve Gulden, Deputy Chief Jason Opiola, Finance Director Lisa Banovetz, City Attorney Mike Stiff.

Absent were: Police Chief Ed Clark, Interim Planner Maura Rigoni, Director of Information Technology Service Timothy Stinnett.

APPROVAL OF MINUTES: Mayor Soliman presented the minutes from the regular meeting held on February 22, 2022 for Council approval.

(#1) Motion by Alderman Albert, seconded by Alderwoman Gazal, to approve the minutes from the regular meeting held on February 22, 2022 as presented.

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.

(37)

(49) Mayor Soliman presented the minutes from the work session held on February 28, 2022 Council approval.

(#2) Motion by Alderwoman Gazal, seconded by Alderman Albert, to approve the minutes from the work session held on February 28, 2022 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.

(53)

CITY ATTORNEY: (65) City Attorney Mike Stiff had no agenda items for discussion.

CITY ADMINISTRATOR: (71) City Administrator Jim Marino presented AN ORDINANCE DISCONTINUING THE OFFICE OF HUMAN RESOURCE MANAGER AND REPEALING CHAPTER 2.30 OF THE CREST HILL CITY CODE per the memo dated March 7, 2022.

(#3) Motion by Alderperson Oberlin, seconded by Alderwoman Gazal, to approve AN ORDINANCE DISCONTINUING THE OFFICE OF HUMAN RESOURCE MANAGER AND REPEALING CHAPTER 2.30 OF THE CREST HILL CITY CODE per the memo dated March 7, 2022.

On roll call, the vote was:

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

NAYES: None.

ABSENT: None.

ABSTAIN: Ald. Jefferson.

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

Ordinance #1894

(118)

(145) Administrator Marino presented A RESOLUTION AWARDING THE CITY CENTER AUDIO/VISUAL CONTRACT TO LOW VOLTAGE SOLUTIONS, INC per the memo dated March 7, 2022. Administrator Marino met with representatives from LVS after the last work session. Some changes were recommended that would result in some cost savings. A corrected proposal was placed on the dais. If the Council chooses to go with the proposal, they will have to waive competitive bidding. Eric from LVS addressed the Council and went over the details of the amended proposal. The equipment will be fully digital, fully commercial, with a manufacturer's 3 year backed warranty. There will be informational signage display monitors in the lobby areas. The executive session room will have integrated audio and other modern technologies. The staff would have the capability of utilizing a laptop, tablet or iPad and be able to share content. There are five conference room systems with one being portable. Alderperson Oberlin asked if the portable system can be taken outside for use. It can. Alderperson Oberlin asked if the display monitors will have a rolling scroll on them with City information displayed. There would be. Alderman Vershay asked if the system has to be a certain distance from the main source before we lose the signal if we take the portable unit outside. As long as the system has a power connection and network connection it should be fine. The executive session room will also have recording technology for audio purposes. The community room off of the Council chambers will have similar technology as the conference rooms. It can also serve as an overflow room for the Council chambers with speakers and a display monitor. The new Council room will have wireless microphones versus the ones we currently have. By going wireless you are going to have a cost savings as you will not have to wire the rooms. Alderman Albert questioned the size of the room and the ability to hear everyone as they speak. Eric explained that they will have to do some adjustments to the microphones in the beginning. Alderman Albert asked what the battery life is on a wireless microphone. It is 12 hours. Discussion followed on the style of the microphones and how they function. Alderman Albert asked Eric to give the Council some background information on Low Voltage Systems. They have been in business since 1997 and have expanded since that time. They are strictly a commercial contractor. Justin from LVS went over the work that they have already done at the City Center. Alderman Vershay asked if you have to talk directly into the wireless microphones. Justin explained that you can utilize them the same as the ones we are currently using. You do have to keep the area around the microphone

free of obstructions. The microphones are also programable. If we go with hardwired microphones we would have to tear up areas that are already completed. Also we would only have to pull 3 cables through versus 13. Alderman Albert asked what the assisted listening capability was. This is intended for those who are hearing impaired. You would be given an earpiece so that you could hear what is being spoken. There would be signage posted indicating that the equipment would be available. Justin then discussed the “you tube” portion of the equipment that would be used to broadcast the meetings. He went on to explain that we will have the capability to plug in a laptop or source device at four hardwired locations in the new facility which allows us to display content and explained where they would be located. You will also have the capability to do this wirelessly. Alderwoman Gazal asked if we could utilize the receiver and switcher that we currently have. Justin said that it was not compatible with the new equipment. Alderwoman Gazal explained that we were told this equipment would be compatible. Justin explained that he was here and went over the equipment. The cameras are no longer supported by Panasonic, and this was confirmed. A lot of the equipment that is currently here is tied into the broadcast system specifically and is intended to be retrofitted separately. Alderwoman Gazal was informed that LVS does not have a background in broadcasting. Justin explained that they were informed that a separate entity would be handling this. LVS is providing the inputs and outputs to integrate the systems. Alderwoman Gazal asked if there were other companies that could utilize the equipment we purchased. We will be able to retrofit equipment that is currently in the chambers. We could use the current cameras but would have to use additional electronics to make them compatible. It was the consensus of the “team” to go with new cameras that are compatible with the proposed system. Alderperson Oberlin explained that we were told in the past that the current equipment would fit in with the Comcast side of things. Interim Community Development Director Gulden informed the Council that this was discussed in November when a company came in for a speaker bid. The idea at that time was to take the existing equipment to the City Center and integrate it into that system. They met with the City’s cable liaison, and he indicated that it might not work with the fiber lines. We then hired Harbour to determine the best way to handle this. They met with 3 or 4 vendors. Harbor then advised the City as to what equipment would work and what wouldn’t. The company’s that were contacted basically said that it would be difficult to work with the existing cameras. LVS was the best fit for the City’s needs. Alderwoman Gazal explained that she has no problem with this company, but sometimes the lowest bid isn’t always the best. She just wants to make sure we make the best decision for the City. Justin said that the Council has mentioned some valid points. Technology is always changing. They are doing everything they can to provide the best technology for the City. Alderwoman Gazal said that with some of the supply shortages that are occurring, are we being supplied with the best equipment or substitutes that may not last. This is a big concern. Is the equipment being offered 100% comparable to what other company’s have offered. Discussion followed on the equipment and installation timeline. The equipment that is being offered is name brand equipment. Alderwoman Gazal asked if LVS has done any projects larger than the one being proposed for the City Center. They have. Two recent projects were the Village of Homer Glen, and the Village of Carol Stream within the past few years. They were also involved with the Village of Downers Grove in the past. Alderman Vershay asked if the cameras will be affixed or movable. They will be ceiling mounted with zoom capability. Alderman Vershay also corrected a question he asked earlier in the meeting. What he meant to ask is whether the microphones be directional, not digital. They would be directional. Alderperson Oberlin asked who would be operating the microphones at each meeting. Ron, who is the City cable person would handle the microphones and cameras. Administrator Marino explained how the system will

work. There were some changes made to the original proposal. Alderman Albert questioned long term support. Eric explained if there is an issue, they have a help desk that can provide assistance. When you integrate a system there are always a few issues in the beginning that need to be worked out. Administrator Marino explained that we will also have two individuals in house, that being Ron Romero and IT Director Stinnett. They have also provided a maintenance package for the system. They can also include maintenance visits with the package. Treasurer Conklin asked if we could add the first year maintenance agreement to the proposal and then consider an extension after that. Alderman Kubal asked how long the installation would take. The target date was sometime in mid-April. Alderperson Oberlin was concerned about the addition of the one year maintenance contract and how can we vote if it's not in the contract. Also, negotiating the contract after the first year.

(#4) Motion by Alderman Kubal, seconded by Alderperson Oberlin, to approve A RESOLUTION AWARDDING THE CITY CENTER AUDIO/VISUAL CONTRACT TO LOW VOLTAGE SOLUTIONS, INC per the memo dated March 7, 2022.  
(1806)

Alderman Albert feels like we might be settling on technology that may not be the best for the City and there are still questions that haven't been answered. Alderwoman Gazal asked if we could have Mr. Romero join the discussion. Mr. Romero said that an issue we face when we move to the City Center is that we are currently using co-ax. The main line runs along Rte. 30 and when it goes out we get a grainy picture. The new facility will have fiber optics. The difference will be the encoders and decoders. The plan for AV is a good one. His concern is broadcasting to the community. Also, there are some concerns about the microphones and the recording system. We need to streamline the equipment and not have a lot of adapters. Mr. Romero said that he would like to know how we are going to connect AV to broadcast. Alderwoman Gazal asked if we could table this proposal until we can have Mr. Romero in attendance and get all of the questions answered. Eric said it was their understanding that the equipment would be retrofitted and was being done by a separate contractor. Alderman Albert agreed that we need further discussion before a decision is made. Alderperson Oberlin asked is we have a contact at Comcast. Mr. Romero said that we broadcast through Comcast and AT&T and he has been in contact with them. Administrator Marino said that he would set up a meeting with all the parties that need to be involved. Discussion followed.

(#4) Motion by Alderman Kubal, seconded by Alderperson Oberlin, to approve A RESOLUTION AWARDDING THE CITY CENTER AUDIO/VISUAL CONTRACT TO LOW VOLTAGE SOLUTIONS, INC per the memo dated March 7, 2022.  
(2400)  
MOTION #4 WAS RESCINDED.

(2407) Alderman Albert asked if we can recess tonight's meeting until next Monday so that we can vote on it. The Mayor would like to see a work session just on this subject. Alderman Jefferson asked if we have a projected opening date for the City Center and how this will come into play. The audio and visual has to be in place before we can open the City Center. Alderman Vershay said that we could always have a special meeting during the middle of the week which would give us the ability to vote on the proposal. Alderperson Oberlin asked if we could contact some of the surrounding communities and find out how they handle their audio and AV. Alderman Vershay felt this should have been discussed a

few years ago when construction started on the City Center. The Mayor suggested we table this until we can get all the parties together at a work session for a group discussion.

(#5) Motion by Alderperson Oberlin, second by Gazal, to table the contract with Low Voltage Solutions.

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.

(2832)

(2890) Alderman Albert would like the Council to consider a special meeting once everything is agreed upon so that we can vote on it. Attorney Stiff said that we could do this as a special Council meeting instead of a work session and vote on it the same night.

PUBLIC WORKS DEPARTMENT: (2933) Public Works Director Mark Siefert presented A RESOLUTION APPROVING AN INTERGOVERNMENTAL AGREEMENT BY AND BETWEEN THE CITY OF CREST HILL, WILL COUNTY, ILLINOIS, AND WILL COUNTY, ILLINOIS per the memo dated March 3, 2022.

(#6) Motion by Alderman Albert, seconded by Alderperson Oberlin, to approve A RESOLUTION APPROVING AN INTERGOVERNMENTAL AGREEMENT BY AND BETWEEN THE CITY OF CREST HILL, WILL COUNTY, ILLINOIS, AND WILL COUNTY, ILLINOIS per the memo dated March 3, 2022.

On roll call, the vote was:

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

NAYES: None.

ABSENT: None.

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

Resolution #1141

(2950)

(2974) Director Siefert presented AN ORDINANCE AMENDING TITLE 13 (WATER AND SEWER) CHAPTER 13.20 (WATER FACILITIES) OF THE CREST HILL CITY CODE per the memo dated February 24, 2022.

(#7) Motion by Alderman Albert, seconded by Alderman Cipiti, to approve AN ORDINANCE AMENDING TITLE 13 (WATER AND SEWER) CHAPTER 13.20 (WATER FACILITIES) OF THE CREST HILL CITY CODE per the memo dated February 24, 2022.

On roll call, the vote was:

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

NAYES:

ABSENT:

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

Ordinance #1895

(2986)

(3011) Director Siefert presented AN ORDINANCE REPEALING AND REPLACING TITLE 13 (WATER AND SEWER) CHAPTER 13.06 (LIMITATIONS ON USE OF SPRINKLING DEVICES) WITH A NEW CHAPTER 13.06 (WATER CONSERVATION) per the memo dated February 24, 2022.

(#8) Motion by Alderperson Oberlin, seconded by Alderman Albert, to approve AN ORDINANCE REPEALING AND REPLACING TITLE 13 (WATER AND SEWER) CHAPTER 13.06 (LIMITATIONS ON USE OF SPRINKLING DEVICES) WITH A NEW CHAPTER 13.06 (WATER CONSERVATION) per the memo dated February 24, 2022.

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.

Ordinance #1896

(3020)

(3052) Director Siefert presented AN ORDINANCE AMENDING PROVISIONS OF TITLE 13 (WATER AND SEWER), CHAPTER 24 (RATES AND CHARGES) OF THE CREST HILL CITY CODE REGARDING WATER AND SEWER RATES per the memo dated March 3, 2022.

(#9) Motion by Alderperson Oberlin, seconded by Alderwoman Gazal, to approve AN ORDINANCE AMENDING PROVISIONS OF TITLE 13 (WATER AND SEWER), CHAPTER 24 (RATES AND CHARGES) OF THE CREST HILL CITY CODE REGARDING WATER AND SEWER RATES per the memo dated March 3, 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.

Ordinance #1897

(3070)

(3097) Director Siefert presented A RESOLUTION APPROVING AN ENGAGEMENT LETTER BY AND BETWEEN THE CITY OF CREST HILL, WILL COUNTY, ILLINOIS, AND CHAPMAN AND CUTLER, LLP per the memo dated March 3, 2022.

(#10) Motion by Alderperson Oberlin, seconded by Alderman Albert, to approve A RESOLUTION APPROVING AN ENGAGEMENT LETTER BY AND BETWEEN THE CITY OF CREST HILL, WILL COUNTY, ILLINOIS, AND CHAPMAN AND CUTLER, LLP per the memo dated March 3, 2022.

On roll call, the vote was:

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

NAYES: None.

ABSENT: None.

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

Resolution #1142

(3109)

(3132) Director Siefert presented A RESOLUTION APPROVING AN AGREEMENT BY AND BETWEEN THE CITY OF CREST HILL, WILL COUNTY, ILLINOIS, AND WILLIAMS BROTHERS CONSTRUCTION, INC. FOR THE EMERGENCY REMOVAL AND DISPOSAL OF THE EAST LID OF THE ANAEROBIC DIGESTER AT THE CREST HILL WEST SEWAGE TREATMENT PLANT per the memo dated March 4, 2022. This repair will be covered by insurance.

(#11) Motion by Alderperson Oberlin, seconded by Alderman Cipiti, to approve A RESOLUTION APPROVING AN AGREEMENT BY AND BETWEEN THE CITY OF CREST HILL, WILL COUNTY, ILLINOIS, AND WILLIAMS BROTHERS CONSTRUCTION, INC. FOR THE EMERGENCY REMOVAL AND DISPOSAL OF THE EAST LID OF THE ANAEROBIC DIGESTER AT THE CREST HILL WEST SEWAGE TREATMENT PLANT per the memo dated March 4, 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.

Resolution #1143

(3147)

CITY ENGINEER: (3178) City Engineer Ron Wiedeman presented A RESOLUTION APPROVING A PROPOSAL BY MEADE, INC. (Caton Farm and Perinar Drive Traffic Signal Repair and Upgrade) per the memo March 1, 2022. Engineer Wiedeman explained that there will be a correction from Perinar Drive to Len Kubinski Drive. Alderperson Oberlin questioned some of exhibits. Attorney Stiff explained that some of the paperwork was out of order.

(#12) Motion by Alderwoman Gazal, seconded by Alderman Albert, to approve A RESOLUTION APPROVING A PROPOSAL BY MEADE, INC. (Caton Farm and Perinar Drive Traffic Signal Repair and Upgrade) per the memo March 1, 2022.

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.

Resolution #1144

(3216)

(3300) Engineer Wiedeman presented A RESOLUTION APPROVING A PROPOSAL BY MEADE, INC. (LED Street Name Sign Installation) per the memo dated March 7, 2022. Alderman Albert would like us to look into the Weber Road/City Center Blvd intersection to get the fourth sign up where it should be.

(#13) Motion by Alderperson Oberlin, seconded by Alderman Dyke, to approve A RESOLUTION APPROVING A PROPOSAL BY MEADE, INC. (LED Street Name Sign Installation) per the memo dated March 7, 2022.

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.

Resolution #1145

(3316)

Tape #2 begins.

ECONOMIC DEVELOPMENT DEPARTMENT: Interim Economic Development Director Steve Gulden gave an update on the property at Caton Farm and Weber and the proposed entrance. Gas and Wash would like to move ahead with their plans and the City will be working on a development agreement. The sales contract for the existing city property has been presented and there are a few changes that need to be made to it.

POLICE DEPARTMENT: (87) Deputy Police Chief Jason Opiola had no agenda items for discussion. The reports were on file.

MAYOR: (101) Mayor Raymond Soliman had no agenda items for discussion. Mayor Soliman announced that we will be holding a mobile Secretary of State event at the City Center on August 13, 2022 from 10:00 a.m. to 2:00 p.m. Mayor Soliman announced that the rebate checks will be going out in the mail sometime around March 17, 2022. Mayor Soliman wished everyone a Happy St. Patrick's Day.

CITY CLERK: (148) City Clerk Christine Vershay-Hall had no agenda items for discussion.

CITY TREASURER: (153) Finance Director Lisa Banovetz presented A RESOLUTION APPROVING AN AUDIT ENGAGEMENT LETTER BY AND BETWEEN THE CITY OF CREST HILL, WILL COUNTY, ILLINOIS, AND WERMER, ROGERS, DORAN & RUZON, LLC. per the memo dated March 7, 2022.

(#14) Motion by Alderperson Oberlin, seconded by Alderwoman Gazal, to approve A RESOLUTION APPROVING AN AUDIT ENGAGEMENT LETTER BY AND BETWEEN THE CITY OF CREST HILL, WILL COUNTY, ILLINOIS, AND WERMER, ROGERS, DORAN & RUZON, LLC. per the memo dated March 7, 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.

Resolution #1146

(170)

(196) City Treasurer Glen Conklin presented the regular and overtime payroll from February 14, 2022 through February 27, 2022 in the amount of \$241,929.91.

(204) Treasurer Conklin presented the list of bills in the amount of \$696,654.52 for Council approval.



(#15) Motion by Alderperson Oberlin, seconded by Alderwoman Gazal, to approve the list of bills in the amount of \$696,654.52 as presented.

On roll call, the vote was:

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

NAYES: None.

ABSENT: None.

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

(210)

(222) Alderwoman Gazal asked for a financial update for the City Center. Finance Director Banovetz explained that currently the amount is \$14,256,735.56. The cost for the land was \$1,106,000.00. Discussion followed on the expenditures for the City Center. Administrator Marino informed the Council that we are working on getting all of the updated figures together and will have a report for the Council. Treasurer Conklin would like to also go over the figures for the new Public Works facility. Harbor has scanned two file cabinets with documentation in them and will be picking up more documents to be scanned. We asked that they concentrate on the paperwork on the City Center first. Then we can concentrate on the documents for Public Works. Alderperson Oberlin questioned the billing for Harbor and have we received any yet. Treasurer Conklin also indicated that there were some change orders made on the City Center project.

UNFINISHED BUSINESS: (467) There was no unfinished business.

NEW BUSINESS: (469) There was no new business.

COMMITTEE/LIAISON REPORTS: (470) There were no committee/liaison reports.

COUNCIL COMMENTS: (473) Alderwoman Gazal gave the Council an update on the recent pop up food pantry at White Oak Library. She thanked everyone who volunteered and participated in the event. Alderman Dyke wished everyone a safe and Happy St. Patrick's Day. Alderman Albert thanked the Council for an informative meeting tonight. Alderperson Oberlin wished everyone a safe and Happy St. Patrick's Day.

PUBLIC COMMENT: (534) There were no citizens wishing to address the Council.

There being no further business before the Council, a motion for adjournment was in order.

(#16) Motion by Alderman Dyke, seconded by Alderman Jefferson, to adjourn the March 7, 2022 City Council meeting.

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.

(542)

The meeting was adjourned at 8:41 p.m.

Approved this 7<sup>th</sup> day of MARCH 2022  
As presented \_\_\_\_\_

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

  
CHRISTINE VERSHAY-HALL, CITY CLERK

  
RAYMOND R. SOLIMAN, MAYOR