

MINUTES OF THE REGULAR MEETING  
CITY COUNCIL OF CREST HILL  
WILL COUNTY, ILLINOIS  
December 1, 2025

1. OPENING OF MEETING

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.

2. PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was recited in unison.

3. ROLL CALL

Roll call indicated the following present: Mayor Raymond Soliman, City Clerk Christine Vershay-Hall, City Treasurer Jamie Malloy, Alderman Scott Dyke, Alderman Angelo Deserio, Alderman Darrell Jefferson, Alderwoman Claudia Gazal, Alderperson Tina Oberlin, Alderman Mark Cipiti, Alderman Nate Albert, and Alderman Joe Kubal.

Also present were: City Administrator Blaine Wing, Police Chief Ed Clark, Finance Director Glenn Gehrke, City Engineer Ron Wiedeman, and City Attorney Mike Stiff.

4. CITIZEN/SPECIAL REQUEST/PUBLIC HEARINGS

A. Public Hearing for the 2025 Annual Property Tax Levy

Mayor Soliman asked for a motion to enter into Public Hearing.

Alderperson Oberlin made a motion to enter into  
a Public Hearing at 7:02 p.m. Seconded by Alderwoman Gazal. Roll Call:  
Ayes: Dyke, Deserio, Jefferson, Gazal, Oberlin, Cipiti, Albert, Kubal.  
Nayes: None. MOTION CARRIED.

Finance Director Glenn Gehrke presented the 2025 annual property tax levy. He explained that home-ruled taxing bodies in Illinois are allowed to raise tax levies annually by the rate of inflation (CPI) or 5%, whichever is lower. For 2025, the CPI is 0.29%.

Director Gehrke provided a detailed explanation of the levy process, noting that the City must adopt and certify their tax levy with Will County by the last Tuesday of December. He showed that Crest Hill's tax rate is in the median range compared to other municipalities in Will County but below the average.

Director Gehrke explained the calculation method, showing that the maximum tax amount would be \$2,785,000.00 based on the CPI increase

plus new property values. However, he recommended requesting \$2,800,000.00 to capture potential new properties, noting that the actual amount received would be less but never more than the requested amount.

He also illustrated how property tax bills are divided among various taxing bodies, with Crest Hill representing only about 7% of a resident's total property tax bill. School districts make up more than 50% of property taxes, followed by fire districts at 13%.

Director Gehrke noted that while property values (EAVs) have been increasing, the tax rate has been decreasing proportionally.

He mentioned that some errors had been identified in the final documents, which had been corrected by the Deputy Clerk.

Mayor Soliman asked if the Council had any questions or comments. There were none.

Mayor Soliman asked if anyone in the audience would like to approach the podium and ask a question or make a comment in regard to the Public Hearing. There were none.

Mayor Soliman asked for a motion to close the Public Hearing.

Alderperson Oberlin made a motion to close the Public Hearing at 7:09 p.m. Seconded by Alderwoman Gazal. Roll Call: Ayes: Deserio, Jefferson, Gazal, Oberlin, Cipiti, Albert, Kubal, Dyke. Nayes: None. MOTION CARRIED.

5. PUBLIC COMMENT FOR AGENDA ITEMS ONLY:

No one approached the podium to make public comments on the agenda items.

6. CONSENT AGENDA:

Mayor Soliman asked if any of the Council members wished to have any items removed from the consent agenda for further discussion. Hearing none, Mayor Soliman proceeded with reading the consent agenda items:

- A. Approve an Ordinance for the Levy and Assessment of Taxes for the Fiscal Year Beginning May 1, 2026, and Ending April 30, 2027, for the City of Crest Hill, Will County, Illinois. ***Ordinance #2039***
- B. Approve an Ordinance Abating the Tax hereto Levied for the Year 2025 to Pay the Principal of and Interest on General Obligation Refunding Bonds (Waterworks and Sewerage System Alternate Revenue Source), Series 2019A, of the City of Crest Hill, Will County, Illinois. ***Ordinance #2040***
- C. Approve an Ordinance Abating the Tax hereto Levied for the Year 2025 to Pay the Principal of and Interest on General Obligation Refunding Bonds

(Sales Tax Alternate Revenue Source), Series 2019B, of the City of Crest Hill, Will County, Illinois. **Ordinance #2041**

- D. Approve the Minutes of the Work Session Meeting Held on November 10, 2025.
- E. Approve the Minutes from the Regular Meeting Held on November 17, 2025.
- F. Approve a Resolution for a Professional Services Agreement for Design Engineering Services for the Theodore Retaining Wall Replacement between Knapp and Barthelone by and between the City of Crest Hill, Will County, Illinois and Christopher B. Burke Engineering, Ltd in the Amount of \$39,690.00. **Resolution #1359**
- G. Approve a Resolution Approving a Professional Service Agreement for the WY2025 Water Audits and Non-Revenue Water Reduction Consultation by and between the City of Crest Hill, Will County, Illinois, and Engineering Enterprises, Inc. for an Amount of \$29,000.00. **Resolution #1360**
- H. Approve a Resolution Approving an Agreement for the installation of a Maintenance Access Road Adjacent to the E.J & E Railroad Property from the City Property Located at Oakland/ Caton Farm Rd. to the City's Existing Diversion Structure by and between the City of Crest Hill, Will County, Illinois and John R. Russ and Company Inc. for an Amount of \$28,001.00. **Resolution #1361**
- I. Approve a Resolution Approving the Adoption of a Complete Streets Policy. **Resolution #1362**
- J. Approve a Resolution for a Professional Services Agreement for a Four-Year Water System Generator Replacement Program-Design Services by and between the City of Crest Hill, Will County, Illinois and Strand and Associates, Inc. in the Amount of \$202,000.00. **Resolution #1363**
- K. Approve an Ordinance Amending Chapter 12.28 (Construction of Utility Facilities in the Rights-of-Way) of Title 2 (Streets and Sidewalks) of the City of Crest Hill Code of Ordinances. **Ordinance #2042**
- L. Approve an Ordinance Approving Final Plat of Subdivision, Special Use Permit, and Multiple Variations to the Crest Hill Zoning Ordinance and Crest Hill Code of Ordinances with Respect to Certain Real Property Known as Stanley Gustafson Park Located at 2227 Parkrose Street in Crest Hill, Illinois (Application of City of Crest Hill). **Ordinance #2043**
- M. Approve the Expenditure for Wonderware and Dell Support Renewals for One Year for the SCADA System for the East Sewer Treatment Plant in the Amount of \$24,090.27.

N. Approval of the Regular and Overtime Payroll from November 3, 2025, November 16, 2025, in the Amount of \$289,758.82.

Mayor Soliman asked for a motion to approve the consent agenda items.

Alderperson Oberlin made a motion to Approve the Consent Agenda. Seconded by Alderwoman Gazal. Roll Call: Ayes: Jefferson, Gazal, Oberlin, Cipiti, Albert, Kubal, Dyke, Deserio. Nayes: None. MOTION CARRIED.

City Clerk Christine Vershay-Hall provided the resolution and ordinance numbers:

- 6A: Ordinance 2039
- 6B: Ordinance 2040
- 6C: Ordinance 2041
- 6F: Resolution 1359
- 6G: Resolution 1360
- 6H: Resolution 1361
- 6I: Resolution 1362
- 6J: Resolution 1363
- 6K: Ordinance 2042
- 6L: Ordinance 2043

## 7. REPORTS & COMMUNICATIONS FROM DEPARTMENTS & ELECTED OFFICIALS

### A. MAYOR'S REPORT:

Mayor Soliman expressed gratitude to the Public Works Department and Police Department for their exceptional work during the recent snowstorm, which was the worst November snowstorm on record. He mentioned that Public Works staff worked over thirty-six straight hours to ensure streets were passable. He also thanked City Administrator Blaine Wing and Public Works Interim Director Julius Hansen for their on-site management during the storm.

Mayor Soliman reminded residents not to throw snow into streets and to avoid parking on roads during snow events. He also complimented Alderwoman Gazal for decorating the Council Chambers and mentioned the upcoming Winterfest on Saturday.

### B. CITY CLERK'S REPORT:

City Clerk Christine Vershay-Hall had nothing to report.

### C. CITY TREASURER'S REPORT:

1. Approval of the List of Bills Issued through December 2, 2025, in the Amount of \$1,865,059.85.

Mayor Soliman asked for a motion to approve the list of bills through December 2, 2025.

Alderman Jefferson made a motion to Approve the List of Bills issued through December 2, 2025, in the amount of \$1,865,059.85. Seconded by Alderwoman Gazal. Roll Call: Ayes: Cipiti, Albert, Kubal, Dyke, Deserio, Jefferson, Gazal. Nayes: Oberlin. MOTION CARRIED.

Treasurer Jamie Malloy thanked Alderwoman Gazal and her daughter, Pilar, for decorating City Hall during the snowstorm.

D. CITY ATTORNEY:

City Attorney Mike Stiff had nothing to report.

E. CITY ADMINISTRATOR:

1. Approve Ordinance Amending Title 2 (Administration and Personnel), Chapter 2.92 (Actions Against the City) of the City of Crest Hill Code of Ordinances.

City Administrator Blaine Wing presented an ordinance amendment related to "Actions Against the City." He explained that the ordinance had been on the books since 1977 and was being reviewed because the City is now part of an insurance pool. City Attorney Stiff provided a memo explaining the recommendation to repeal the ordinance.

After brief discussion, it was decided that more explanation was needed at a work session.

Mayor Soliman asked for a motion to table the Approval of Ordinance Amending Title 2 (Administration and Personnel), Chapter 2.92 (Actions Against the City) of the City of Crest Hill Code of Ordinances.

Alderwoman Gazal made a motion to TABLE the Approval of an Ordinance Amending Title 2 (Administration and Personnel), Chapter 2.92 (Actions Against the City) of the City of Crest Hill Code of Ordinances. Seconded by Alderman Jefferson. Roll Call: Ayes: Cipiti, Albert, Kubal, Dyke, Deserio, Jefferson, Gazal, Oberlin. Nayes: None. MOTION CARRIED.

Administrator Wing also reported on the status of petitions for a referendum on abolishing Civil Service. He stated that they had received approximately one hundred signatures but needed 240 signatures by December 15<sup>th</sup>. He encouraged Council members to help collect more signatures.

F. **PUBLIC WORKS DEPARTMENT:**  
There were no items to report but Administrator Wing confirmed that the crews are prepared for the upcoming snow events.

G. **CITY ENGINEER:**  
City Engineer Ron Wiedeman reported that Theodore Street was now open, though Broadway would remain closed for a couple more weeks due to ongoing construction. He noted that with the snow and cold weather, construction would resume next week.

Alderman Deserio raised a concern about traffic signals at Division and Weber, specifically that the east-west light changes quickly. Engineer Wiedeman agreed to contact the County (who controls the signals) to address the issue.

H. **POLICE DEPARTMENT:**  
Police Chief Ed Clark had nothing to report but answered questions about vehicles that remained parked on streets during snow events. He reported that sixty-eight citations were issued during the recent snowstorm and explained that vehicles that continued to obstruct snow removal in future storms could be towed if they became a hazard.

I. **COMMUNITY DEVELOPMENT:**  
There were no items for discussion, but Administrator Wing mentioned that updates would be provided at the upcoming workshop.

8. **UNFINISHED BUSINESS:**  
There was no unfinished business.

9. **NEW BUSINESS:**  
There was no new business.

10. **COMMITTEE/LIAISON REPORTS:**  
Alderwoman Gazal reminded everyone about the upcoming Winterfest on Saturday from 3:00 until 6:00 p.m., beginning with a parade at 3:00 p.m. Followed by the lighting ceremony. She mentioned there would be free food, food trucks, hot chocolate, coffee, and s'mores, as well as fire pits and heat warmers. She thanked various volunteers including Glenn Gehrke, Don Seeman, and Jamie Malloy for their help with preparations.

Alderwoman Gazal also reminded residents about the holiday decorating contest, with submissions due by December 8th and winners to be announced at the December 15th meeting.

11. **CITY COUNCIL COMMENTS:**  
Council members offered brief positive comments, including thanks to the Public Works and the Police Departments for their work during the snowstorm.

Alderperson Oberlin encouraged residents to check on elderly neighbors during cold weather.

Alderwoman Gazal thanked Public Works Department and the Police Department for all their hard work. She also asked residents to support the newly opened Feather Fork restaurant.

Alderman Deserio asked everyone to be safe out there in the winter weather conditions and to move aside and give the plow trucks some room.

Several Council members gave holiday wishes to residents.

12. PUBLIC COMMENT:

No one approached the podium for public comment.

13. ADJOURNMENT:

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

Alderman Dyke made a motion to adjourn at 7:35 p.m. Seconded by Alderman Deserio. Roll Call: Ayes: Cipiti, Albert, Kubal, Dyke, Deserio, Jefferson, Gazal, Oberlin. Nayes: None. MOTION CARRIED.

Approved this \_\_\_\_\_ day of \_\_\_\_\_, 2025.  
As presented \_\_\_\_\_  
As amended \_\_\_\_\_

CHRISTINE VERSHAY-HALL, CITY CLERK

RAYMOND R. SOLIMAN, MAYOR