

MINUTES OF THE REGULAR MEETING  
CITY COUNCIL OF CREST HILL  
WILL COUNTY, ILLINOIS  
July 7, 2025

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 Jamie Malloy, City Clerk Christine Vershay-Hall, Alderman Scott Dyke, Alderman Angelo Deserio, Alderman Darrell Jefferson, Alderwoman Claudia Gazal, Alderperson Tina Oberlin, Alderman Mark Cipiti, Alderman Nate Albert, Alderman Joe Kubal.

Also present were: City Administrator Blaine Wing, Deputy Chief Dave Reavis, Finance Director Glenn Gehrke, Community Development Consultant Ron Mentzer, City Attorney Mike Stiff.

Absent were: Police Chief Ed Clark, City Engineer Ron Wiedeman, Interim Public Works Director Julius Hansen, Interim Human Resource Manager Dave Strahl, Building Commissioner Don Seeman.

APPROVAL OF MINUTES: Mayor Soliman presented the minutes from the Work Session Meeting Held on June 9, 2025, for Council approval per the memo dated July 7, 2025.

(#1) Motion by Alderwoman Gazal seconded by Alderman Deserio, to Approve the Minutes from the Work Session Held on June 9, 2025, per the memo dated July 7, 2025.

On roll call, the vote was:

AYES: Ald. Dyke, Deserio, 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 June 16, 2025, for Council approval per the memo dated July 7, 2025.

Attorney Stiff commented that Alderman Cipiti brought to his attention that there were two votes taken with respect to the Italian American Cultural Club matter and after looking into the Robert's Rule, it states that someone who later abstains can make the motion since it is not stating you are for or against the item but only to bring the item to the floor. It was then stated that Alderman Cipiti would like it stated that the first vote was accurate.

Alderperson Oberlin commented that two street names were spelled incorrectly on page 18 of the packet and would like them corrected to read Loch Lane and Lynwood.

(#2) Motion by Alderwoman Gazal seconded by Alderman Jefferson, to Approve the Minutes with the amendments as specified from the Regular Meeting Held on June 16, 2025, per the memo dated July 7, 2025.

On roll call, the vote was:

AYES: Ald. Deserio, 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 commented that he has no agenda items but is happy to answer any questions.

CITY ADMINISTRATOR: City Administrator Blaine Wing requested to Approve the Waiver of Permit Fee of \$7,180.00 for the Will County Division of Transportation Fuel Tank Replacement Project located at 1240 Caton Farm Road per the memo dated July 7, 2025.

He explained that this involved the replacement of a fuel tank by the Will County Division of Transportation at Caton Farm Road. Administrator Wing specified that while the County would be responsible for the \$1,865.00 out-of-pocket fee incurred for the plan review consultant, the City was asked to waive the \$7,180.00 permit fee.

Administrator Wing elaborated on the rationale behind the waiver, discussing how waiving this fee could facilitate the project's progress. The request aimed to provide some relief to the County by not charging the permit fee required for the replacement project. This explanation highlighted the collaborative relationship aimed between different government entities in facilitating infrastructure improvements.

(#3) Motion by Alderman Albert seconded by Alderperson Oberlin, to Approve the Waiver of Permit Fee of \$7,180.00 for the Will County Division of Transportation Fuel Tank Replacement Project located at 1240 Caton Farm Road per the memo dated July 7, 2025.

On roll call, the vote was:

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

NAYES: None.

ABSENT: None.

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

PUBLIC WORKS DEPARTMENT: City Administrator Blaine Wing requested to Approve the Purchase of a New Pump for the East STP from LAI, Ltd. For an Amount not to Exceed \$55,000.00 per the memo dated July 7, 2025.

Administrator Wing presented this item on behalf of the Public Works Department. He explained that this proposal involved purchasing a new pump along with the associated work on the motor for the East Sewage Treatment Plant.

During a prior workshop on June 23, there was a discussion about the motor at DMI, which raised questions. Administrator Wing confirmed that staff had thoroughly looked into these queries and obtained references from several municipalities, including Naperville and Joliet, to ensure the reliability and effectiveness of the motor company. The diligent

research undertaken by staff provided assurances regarding competence and experience in handling such equipment.

(#4) Motion by Alderman Deserio seconded by Alderman Albert, to Approve the Purchase of a New Pump for the East STP from LAI, Ltd. For an Amount not to Exceed \$55,000.00 per the memo dated July 7, 2025.

On roll call, the vote was:

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

NAYES: None.

ABSENT: None.

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

CITY ENGINEER: City Administrator Blaine Wing requested to Approve a Resolution Approving a Construction Agreement for Oakland Avenue–Phase 1 Water Main Replacement and Road Reconstruction Improvement by and Between the City of Crest Hill, Will County, Illinois and Scanlon Excavating, Inc. for an Amount of \$2,449,836.10 per the memo dated July 7, 2025.

Administrator Wing presented this item to the Council, detailing the importance and scope of the Phase 1 project of the water main replacement and road reconstruction on Oakland Avenue. He explained that this project has been a significant part of the City's infrastructure upgrade plan, aimed at improving water delivery and road conditions in the area, which would benefit the community by ensuring better service reliability and enhancing public safety.

The agreement was between the City of Crest Hill and Scanlon Excavating, Inc., involving a total expenditure of \$2,449,836.10. Administrator Wing emphasized that the project was crucial for maintaining the integrity and efficiency of the City's water infrastructure and road system. This phase of the project was thoroughly planned and discussed in prior workshops to ensure all logistical and financial aspects were properly addressed.

(#5) Motion by Alderman Dyke seconded by Alderman Jefferson, to Approve a Resolution Approving a Construction Agreement for Oakland Avenue–Phase 1 Water Main Replacement and Road Reconstruction Improvement by and Between the City of Crest Hill, Will County, Illinois and Scanlon Excavating, Inc. for an Amount of \$2,449,836.10 per the memo dated July 7, 2025.

On roll call, the vote was:

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

NAYES: None.

ABSENT: None.

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

Resolution #1316

City Administrator Blaine Wing requested to Approve a Resolution Approving Amendment No. 3 to the August 31, 2023, Agreement for Design and Bidding – Related Services for CIPP Water Main Rehabilitation by and between the City of Crest Hill, Will County, Illinois and Strand Associates, Inc. for no Change in Cost per the memo dated July 7, 2025.

Administrator Wing emphasized that though the amendment brought about certain changes, primarily procedural and specification-based, it required no financial alterations to the original agreement's terms, and the scope of work to be completed by Strand Associates remained aligned with the city's expectations and timelines.

(#6) Motion by Alderperson Oberlin seconded by Alderwoman Gazal, to Approve a Resolution Approving Amendment No. 3 to the August 31, 2023, Agreement for Design and Bidding – Related Services for CIPP Water Main Rehabilitation by and between the City of Crest Hill, Will County, Illinois and Strand Associates, Inc. for no Change in Cost per the memo dated July 7, 2025.

On roll call, the vote was:

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

NAYES: None.

ABSENT: None.

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

Resolution #1317

City Administrator Blaine Wing requested to Approve a Resolution Approving Amendment No. 1 to the June 16, 2025, Construction Engineering Agreement for Phase 1-CIPP Water Main Rehabilitation Improvement by and between the City of Crest Hill, Will County, Illinois and Strand Associates for No Change in Cost per the memo dated July 7, 2025.

City Administrator Wing addressed the Council regarding this agenda item, providing an explanation of the additional requirements communicated by the Illinois EPA after the last Council meeting. Administrator Wing outlined that this amendment sought to integrate the newly specified requirements while ensuring that the City remained compliant with all original obligations and commitments set forth under the IEPA guidelines.

(#7) Motion by Alderperson Oberlin seconded by Alderman Albert, to Approve a Resolution Approving Amendment No. 1 to the June 16, 2025, Construction Engineering Agreement for Phase 1-CIPP Water Main Rehabilitation Improvement by and between the City of Crest Hill, Will County, Illinois and Strand Associates for No Change in Cost per the memo dated July 7, 2025.

On roll call, the vote was:

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

NAYES: None.

ABSENT: None.

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

Resolution #1318

City Administrator Blaine Wing requested to Award the contract to MYS Incorporated for the Kelly and Cora Retaining Wall Replacement Improvement in the Amount of \$372,282.22 per the memo dated July 7, 2025.

Administrator Wing explained that the City had advertised bids and solicited contractors for the Kelly and Cora Retaining Wall Replacement Improvement project. A total of six companies submitted bids, with MYS Incorporated emerging as the low bidder. This competitive bidding process ensured transparency and diligence in contractor selection.

(#8) Motion by Alderman Dyke seconded by Alderman Deserio, to Award the contract to MYS Incorporated for the Kelly and Cora Retaining Wall Replacement Improvement in the Amount of \$372,282.22 per the memo dated July 7, 2025.

On roll call, the vote was:

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

NAYES: None.

ABSENT: None.

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

City Administrator Blaine Wing requested to Approve a Resolution Approving a Construction Engineering Agreement for the Kelly and Cora Retaining Wall Replacement Improvement by and between the City of Crest Hill, Will County, Illinois, and Christopher B. Burke Engineering Ltd for and Amount of \$25,000.00 per the memo dated July 7, 2025.

Administrator Wing explained staff from the Public Works Department would be directly overseeing the project, but they would rely on Christopher B. Burke Engineering for their expertise in project management and engineering consultation. This additional oversight was deemed necessary to ensure the project's successful completion and adherence to expected quality standards. Administrator Wing emphasized the importance of having reliable engineering oversight to maintain project integrity and achieve desired outcomes. The collaboration with Christopher B. Burke Engineering was set at an agreed amount of \$25,000.00.

(#9) Motion by Alderman Dyke seconded by Alderman Deserio, to Approve a Resolution Approving a Construction Engineering Agreement for the Kelly and Cora Retaining Wall Replacement Improvement by and between the City of Crest Hill, Will County, Illinois and Christopher B. Burke Engineering, Ltd for and Amount of \$25,000.00 per the memo dated July 7, 2025.

On roll call, the vote was:

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

NAYES: None.

ABSENT: None.

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

Resolution #1319

COMMUNITY DEVELOPMENT: Economic & Community Development Consultant Ron Mentzer requested to Approve an Ordinance Amending the Crest Hill Zoning Ordinance with Respect to Motorized Vehicle Storage and Salvage Related Activities, Contractor and Landscape Based Businesses, Beauty and Personal Service-Related Businesses, and Firearm Related Businesses per the memo dated July 7, 2025.

Consultant Mentzer detailed its purpose, emphasizing the need to update text amendments within the zoning ordinance to better define and regulate various business operations within the City. This agenda item was essential in clarifying classifications of several business categories namely motor vehicle storage and salvage related activities, contractor and landscape-based businesses, beauty, and personal service-related businesses, as well as firearm businesses.

The intent behind the amendments was to provide better clarity and consistency between business definitions and the list of permitted and special uses outlined in the zoning ordinance. This kind of structural revision aims to address ambiguities that may affect business operations and zoning compliance. The amendments clearly articulated permitted activities and restrictions, ensuring businesses can operate within specified regulations.

In response, Alderman Dyke raised inquiries about motorized vehicle storage to understand whether such activities were entirely banned or permissible under certain conditions. Consultant Mentzer clarified that motor vehicle storage and salvage activities would not be blanketly prohibited but instead would be designated as special uses within M1 and M2 districts. This classification required these activities to undergo a public hearing process, offering an opportunity for City Officials and the public to weigh in on such business plans. Importantly, it afforded the City Council the authority to impose special conditions to address or mitigate potential impacts on surrounding areas.

(#10) Motion by Alderperson Oberlin seconded by Alderwoman Gazal, to Approve an Ordinance Amending the Crest Hill Zoning Ordinance with Respect to Motorized Vehicle Storage and Salvage Related Activities, Contractor and Landscape Based Businesses, Beauty and Personal Service-Related Businesses, and Firearm Related Businesses per the memo dated July 7, 2025.

On roll call, the vote was:

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

NAYES: None.

ABSENT: None.

There being eight (8) affirmative votes, the MOTION CARRIED.  
Ordinance #2026

Economic & Community Development Consultant Ron Mentzer requested to Approve an Ordinance Approving Multiple Variations to the Crest Hill Zoning Ordinance with Respect to Certain Real Property Located at 1813 N. roadway Street in Crest Hill, IL (Application of A&J Rehab Properties) with Conditions per the memo dated July 7, 2025.

Consultant Mentzer introduced the topic, highlighting the need for conditional approval of multiple variations for 1813 N. Broadway Street. Originally approved in the 1920s, the property evolved over time and developed several nonconforming situations.

Concerns were notably raised regarding the adequacy of parking and the building's exterior aesthetics. Consultant Mentzer assured that the proposed configuration, offering eight parking spaces, should suffice for the small-scale apartment units. The building's exterior, slated for improvement, would see enhancements that elevate its overall state, departing from its previous condition.

Alderman Dyke voiced specific concerns relating to potential parking issues, reflecting on experiences in his ward where limited parking was problematic. Consultant Mentzer and Mr. Gould emphasized that the unit sizes and types indicated that the car park provided should meet resident needs. Maintaining a reasonable balance between impervious surfaces and green areas was a priority, minimizing asphalt to improve aesthetics and manage runoff effectively.

The discourse also touched on architectural elements, with Alderman Dyke questioning the absence of masonry on the building's façade. Consultant Mentzer provided clarity on the City's allowances for alternative materials, which can offer a visually appealing and economically viable solution for older properties under renovation.

Brian Gould, architect for the applicant, elaborated on the owner's intent to rehabilitate the property, initially designed as a house with a breezeway and garage. In the process, they encountered significant structural concerns, particularly in the building's center, necessitating various zoning variations.

In response to inquiries, Mr. Gould outlined challenges encountered during renovations. The discovery of severe deficiencies in the central part of the building compelled the owner to reconsider structural aspects to align with safety and zoning requirements. The conversations centered on balancing building rehabilitation with compliance, acknowledging the complexities of updating an older structure to modern standards.

Mayor Soliman asked if the homeowner is agreeable to the recommendations with the conditions and Mr. Gould stated that the owner and himself are agreeable with the conditions.

Mayor Soliman asked if anyone in the audience would like to speak for or against the variations for 1813 Broadway Street. No one approached the podium to speak.

(#11) Motion by Alderman Jefferson seconded by Alderperson Oberlin, to Approve an Ordinance Approving Multiple Variations to the Crest Hill Zoning Ordinance with Respect to Certain Real Property Located at 1813 N. roadway Street in Crest Hill, IL (Application of A&J Rehab Properties) with Conditions per the memo dated July 7, 2025.

On roll call, the vote was:

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

NAYES: Ald. Dyke.

ABSENT: None.

There being seven (7) affirmative votes, the MOTION CARRIED.  
Ordinance #2027

Mayor Soliman expressed support for the project, underscoring the property's long-standing need for rehabilitation. He reflected that previous work by the current owner in the City had resulted in considerable improvements, projecting similar positive outcomes for this project.

Economic & Community Development Consultant Ron Mentzer requested to Approve an Ordinance Approving a Special Unit Permit to Reactivate a Church Use and for Multiple Variations to the Crest Hill Zoning Ordinance with Respect to Certain Real Property Located at 1800 Dearborn Street in Crest Hill, IL (Application Redemption Hour Ministry) with Conditions per the memo dated July 7, 2025.

Consultant Mentzer introduced the agenda item, detailing the proposal from Redemption Hour Ministry to purchase the former St. Anne's Church property and relocate their congregation there. The Planning Commission had previously held public hearings on this matter, which were conducted on June 12, and they reached a consensus to recommend to

the Council approval of both the special use permit and the variations due to the pre-existing non-conforming situations on the property. There was one condition added which would be no alcohol on the premises and Pastor Amegatcher was agreeable.

Mayor Soliman asked Pastor Amegatcher to approach the podium and introduce himself.

Pastor Amegatcher, who leads Redemption Hour Ministry, addressed the Council. He shared insight into the ministry's history within the community, detailing their evolution from a small group meeting in a living room to renting spaces for their gatherings. Their current location at 1312 Market Drive in Romeoville had served them for the past twelve years, but the logistical constraints there pushed them toward seeking a permanent location. Pastor Amegatcher expressed deep appreciation for the community's warmth and underscored their commitment to enriching Crest Hill both physically and spiritually. He emphasized their intention to contribute positively to Crest Hill, stating their readiness to work in tandem with the local community and promising to do their utmost in maintaining the sanctity and legacy of the property for years to come.

Mayor Soliman asked if anyone in the audience would like to speak for or against the request of Redemption Hour Ministry located at 1800 Dearborn Street.

Maureen Harton, the attorney for the Diocese of Joliet commented that she is at the meeting speaking on behalf of Bishop Ronald Hicks and in support of Redemption Hour Ministry. Ms. Harton assured the Council of their alignment with the church's objectives, strengthening the cooperative spirit between the two religious bodies. She specified that their canonical requirements would bind the deed, ensuring it consistently aligns with the values and laws of the Catholic Church. Particularly, there would be a prohibition on alcohol consumption on the premises, reflecting the ministry's practices and aligning with the community's expectations. Ms. Harton also revealed that the deed contains specific restrictions, highlighting their objective to maintain the property's sacred purpose and uphold the ethics and standards of both the past and future congregations.

Mayor Soliman asked for a motion to Approve an Ordinance Approving a Special Unit Permit to Reactivate a Church Use and for Multiple Variations to the Crest Hill Zoning Ordinance with Respect to Certain Real Property Located at 1800 Dearborn Street in Crest Hill, IL (Application Redemption Hour Ministry) with Conditions per the memo dated July 7, 2025.

Alderman Albert commented that he will be abstaining because he serves on the Finance Committee for St. Anne's / St. Ambrose Church and although the Diocese is doing the negotiations, he feels it is best for him to abstain from the vote.

Alderman Dyke commented that he would be abstaining as well, since his wife is an employee of the Diocese.

(#12) Motion by Alderman Deserio seconded by Alderperson Oberlin, to Approve an Ordinance Approving a Special Unit Permit to Reactivate a Church Use and for Multiple Variations to the Crest Hill Zoning Ordinance with Respect to Certain Real Property Located at 1800 Dearborn Street in Crest Hill, IL (Application Redemption Hour Ministry) with Conditions per the memo dated July 7, 2025.



On roll call, the vote was:

AYES: Kubal, Deserio, Jefferson, Gazal, Oberlin, Cipiti.

NAYES: None.

ABSTAIN: Ald. Dyke, Albert.

ABSENT: None.

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

Ordinance #2028

Pastor Amegatcher approached the podium and thanked everyone. He also commented that they are excited to be part of the community.

Mayor Soliman and other Council members reflected on personal connections and the church's legacy within the Crest Hill community over the years. They emphasized how maintaining the church as a place of worship would honor its historical contribution and preserve the community spirit. Members voiced enthusiasm for the continuity of the church as a spiritual haven and cultural landmark, expressing their aspirations that the new ministry will continue fostering community bonds and embracing St. Anne's historical nuances.

POLICE DEPARTMENT: Deputy Chief Dave Reavis had no agenda items but gave brief statistics for the weekend of the 4<sup>th</sup> of July.

He commented that the Police Department had a total of 182 calls for service and forty-four of those calls were firework related calls, of which seven firework related citations were written. These citations are \$250.00, if paid five days before the hearing date. The hearing date is August 20, 2025.

Alderman Dyke asked about what could be done to slow traffic down on the corner of Ludwig and Nicholson. Deputy Chief Reavis commented that he will follow-up with the Chief and then follow-up with Alderman Dyke and the Council.

MAYOR'S REPORT: Mayor Soliman read the Committee/Liaisons Appointments, which are:

- Beautification Committee: Alderman Scott Dyke and Alderman Angelo Deserio
- Economic Development Committee: Alderwoman Claudia Gazal and Mayor Soliman
- Events Committee: Alderwoman Gazal and Alderman Darrell Jefferson
- Veterans/Police Memorial Committee: Mayor Soliman
- Lidice Memorial Committee: Alderperson Tina Oberlin
- Lockport Township Park District Liaison: Alderman Joe Kubal
- Forest Preserve District Liaison: Alderman Nate Albert
- WESCOM Liaison for Dispatch Services: Mayor Soliman

Mayor Soliman elaborated on the purpose and tasks expected from each committee. He explained that the initial task for each committee would involve defining its main purpose along with establishing initial objectives and formulating budget requests. The Mayor

mentioned that City Administrator Blaine Wing would be available to assist the committees and provide research insights on how other communities manage these aspects effectively.

(#13) Motion by Alderman Albert seconded by Alderperson Oberlin, to Approve the recommendations of the Committee/Liaison Appointments per the memo dated July 7, 2025.

On roll call, the vote was:

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

NAYES: None.

ABSENT: None.

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

Mayor Soliman announced June 21, 2025, that the ribbon cutting was for Farmhouse Academy which is in the rear of Hillcrest Shopping Center. He mentioned that there has been a wonderful rehabilitation to the business, which is a teaching class. Mayor Soliman wished her luck.

CITY CLERK: Clerk Vershay-Hall announced that the City-Wide Garage Sale will be Thursday, August 14, 2025, through Sunday, August 17, 2025. There is a \$5.00 permit fee and the deadline to submit your application and be placed on the list is Tuesday, August 12, 2025. Maps and Lists will be available for pick up at the Clerk's Office on Wednesday, August 13, 2025.

Alderman Albert asked how the City-Wide Garage Sales are promoted. Clerk Vershay-Hall commented that it is announced on the informational television in the foyer of City Hall, the electronic billboards throughout the City, Facebook, and the City Website. Alderman Albert asked if we have ever considered putting an ad in the Herald News. Clerk Vershay-Hall commented that years ago we did advertise but now not many people receive the paper directly.

It was asked to place this on the July 21, 2025, agenda for vote to advertise.

CITY TREASURER: City Treasurer Jamie Malloy requested to Approve an Ordinance Amending Title 13 (Water and Sewer), Chapter 13.24 (Rates and Charges), Section 13.24.010 (City Water Services Charges) of the City of Crest Hill Code of Ordinances per the memo dated July 7, 2025.

Attorney Stiff commented that this ordinance adds to the normal water charges and rates, the only addition/change is to add a manual water meter read fee that will go on every billing cycle. This is to address the residents who have not returned calls or responded to our multiple requests/letters to have their water meter swapped out for the remote read water meter.

There will be a final notice going out soon, stating that the Council has approved of this and it will be going into effect.

Administrator Wing commented that there are less than seventy-five homes that need their meter swapped out. This letter that will be going out will let the residents know this new fee will go into effect on September 1, 2025. He informed the Council that our fee is on

the lower end and other communities who are using the smart read meters are charging \$75.00 up to \$150.00 a cycle.

(#14) Motion by Alderman Jefferson seconded by Alderman Albert, to Approve an Ordinance Amending Title 13 (Water and Sewer), Chapter 13.24 (Rates and Charges), Section 13.24.010 (City Water Services Charges) of the City of Crest Hill Code of Ordinances per the memo dated July 7, 2025.

On roll call, the vote was:

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

NAYES: None.

ABSENT: None.

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

Ordinance #2029

City Treasurer Jamie Malloy requested to Approve the List of Bills Issued Through July 8, 2025, in the Amount of \$1,238,980.82 per the memo dated July 7, 2025.

(#15) Motion by Alderman Deserio seconded by Alderman Jefferson, to Approve the list of bills issued through July 8, 2025, in the amount of \$1,238,980.82 for Council approval per the memo dated July 7, 2025.

On roll call, the vote was:

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

NAYES: None

ABSENT: None.

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

City Treasurer Jamie Malloy presented the Regular and Overtime Payroll from June 16, 2025, through June 29, 2025, in the amount of \$283,091.23 per the memo dated July 7, 2025.

UNFINISHED BUSINESS: There was no unfinished business.

NEW BUSINESS: There was no new business.

COMMITTEE/LIAISON REPORTS: Deputy Chief Dave Reavis announced the Crest Hill Police Association's fifteenth annual golf outing at the Morris Country Club on September 29th. He invited participants, sponsors, and donors, noting that last year they donated \$10,000.00 to three charities. If anyone is interested, you may contact the Police Department or email the committee at [chpainfo@cityofcresthill.com](mailto:chpainfo@cityofcresthill.com).

CITY COUNCIL COMMENTS: Alderman Cipiti asked about city apparel and wondered what the status of the order is for the Council. City Clerk Vershay-Hall commented that they will be ready in time for the IML Conference. She then informed the Council that the policy is written for employees only and does not include the Council, any Council that would like a shirt will need to pay for their own shirt. An email with a link and the Apparel Policy will be emailed shortly.

PUBLIC COMMENT: There was no public comment.

Attorney Stiff informed the Council that there was a need for an executive session on 5ILCS 120/2(c)(1).

(#16) Motion by Alderperson Oberlin seconded by Alderman Jefferson, to go into executive session on 5ILCS 120/2(c)(1).

On roll call, the vote was:

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

NAYES: None.

ABSENT: None.

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

Executive Session 8:23 p.m.

(#17) Motion by Alderperson Oberlin seconded by Alderman Jefferson, to reconvene from the executive session on 5ILCS 120/2(c)(1).

On roll call, the vote was:

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

NAYES: None.

ABSENT: None.

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

Reconvened 8:52 p.m.

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

(#18) Motion by Alderman Dyke seconded by Alderman Jefferson, to adjourn the July 7, 2025, Council meeting.

On roll call, the vote was:

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

NAYES: None.

ABSENT: None.

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

The meeting was adjourned at 8:53 p.m.

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

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CHRISTINE VERSHAY-HALL, CITY CLERK

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RAYMOND R. SOLIMAN, MAYOR

DRAFT