

MINUTES OF THE REGULAR MEETING
CITY COUNCIL OF CREST HILL
WILL COUNTY, ILLINOIS
August 4, 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: Police Chief Ed Clark, Deputy Chief Ryan Dobczyk, City Engineer Ron Wiedeman, Community & Economic Development Daniel Ritter, Interim Public Works Director Julius Hansen, City Attorney Mike Stiff.

Absent were: City Administrator Blaine Wing, Finance Director Glenn Gehrke, Community Development Consultant Ron Mentzer, 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 July 14, 2025, for Council approval per the memo dated August 4, 2025.

(#1) Motion by Alderwoman Gazal seconded by Alderman Jefferson, to Approve the Minutes from the Work Session Held on July 14, 2025, per the memo dated August 4, 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 July 21, 2025, per the memo dated August 4, 2025.

(#2) Motion by Alderman Jefferson seconded by Alderwoman Gazal, to Approve the Minutes from the Regular Meeting Held on July 21, 2025, per the memo dated August 4, 2025.

On roll call, the vote was:

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

NAYES: None.

ABSTAIN: Ald. Albert.

ABSENT: None.

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

Mayor Soliman presented the minutes from the Work Session Meeting Held on July 28, 2025, with the changes on page three for Council approval per the memo dated August 4, 2025.

(#3) Motion by Alderman Jefferson seconded by Alderwoman Gazal, to Approve the Minutes with the changes from the Work Session Held on July 28, 2025, per the memo dated August 4, 2025.

On roll call, the vote was:

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

NAYES: None.

ABSTAIN: Ald. Deserio.

ABSENT: None.

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

CITY ATTORNEY: There were no agenda items.

CITY ADMINISTRATOR: Mayor Soliman noted that City Administrator Blaine Wing was on vacation and turned the administrator's portion over to the Police Chief.

Police Chief Ed Clark requested to Approve a Resolution Approving a Hardship Assistance Program for Water Customers Still Needing to Replace their Existing Water Meter with the City's New Smart Water Meters per the memo dated August 4, 2025.

(#4) Motion by Alderperson Oberlin seconded by Alderwoman Gazal, to Approve a Resolution Approving a Hardship Assistance Program for Water Customers Still Needing to Replace their Existing Water Meter with the City's New Smart Water Meters per the memo dated August 4, 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.

Resolution #1333

PUBLIC WORKS DEPARTMENT: Interim Public Works Director Julius Hansen requested Approval of Pay Request #31 from Vissering Construction Inc. with Direction to Send it to the IEPA for Approval and Disbursement for a Total Amount of \$1,036,996.72 per the memo dated August 4, 2025.

(#5) Motion by Alderwoman Gazal seconded by Alderman Jefferson, to Approve Pay Request #31 from Vissering Construction Inc. with Direction to Send it to the IEPA for Approval and Disbursement for a Total Amount of \$1,036,996.72 per the memo dated August 4, 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.

Alderman Dyke thanked Public Works for completing some requested work and mentioned that they deserve recognition for their hard work. He also inquired about weeds on Oakland Avenue north of the Public Works building before the tracks. Interim Director Hansen responded that he was waiting for quotes from landscapers who are providing ideas to handle that area more permanently rather than spending \$10,000 annually on mowing.

Alderman Deserio asked about an email sent on July 25th regarding tagging on garages and houses in the 1700 block of Cora. Interim Director Hansen confirmed that the Building Department was investigating the issue and would work with the Public Works department to determine an appropriate response.

Alderman Dyke asked the Mayor to excuse Interim Director Julius Hansen for the rest of the meeting and Interim Director Hansen was dismissed.

CITY ENGINEER: City Engineer Ron Wiedeman requested to Approve a Resolution Approving an Agreement for Design and Related Services for the New Water SCADA System Located in the Eastern Receiving Station for Grand Prairie Water Commission (GPWC) Delivery Points by and between the City of Crest Hill, Will County, Illinois and Strand Associates, Inc. for an Amount of \$43,000.00 per the memo dated August 4, 2025.

(#6) Motion by Alderperson Oberlin seconded by Alderman Dyke, to Approve a Resolution Approving an Agreement for Design and Related Services for the New Water SCADA System Located in the Eastern Receiving Station for Grand Prairie Water Commission (GPWC) Delivery Points by and between the City of Crest Hill, Will County, Illinois and Strand Associates, Inc. for an Amount of \$43,000.00 per the memo dated August 4, 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 #1334

COMMUNITY DEVELOPMENT: Community & Economic Development Director Daniel Ritter requested to Approve a Resolution Approving a Policy Regarding Permit Fee Waivers for City of Crest Hill Homeowners' Association Road and Alley Projects per the memo dated August 4, 2025.

Community & Economic Development Director Daniel Ritter explained that this policy was discussed at length at the last work session. The policy and ordinance were narrowed down to just road projects as discussed previously. He stated that this policy provides a 100% fee waiver for roads, sidewalks, and alleys, and that they would continue to look at whether there is any need to adjust policies beyond that.

(#7) Motion by Alderman Albert seconded by Alderwoman Gazal, to Approve a Resolution Approving a Policy Regarding Permit Fee Waivers for City of Crest Hill Homeowners' Association Road and Alley Projects per the memo dated August 4, 2025.

On roll call, the vote was:

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

NAYES: Ald. Dyke.

ABSENT: None.

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

Resolution #1335

Alderman Albert reminded the HOAs that they would still need to go through the Building Department and get proper inspections; the ordinance would only waive the fees.

Alderman Dyke inquired whether City Administrator Blaine Wing had contacted other communities to see how they handle permit fee waivers. It was clarified that Administrator Wing was to research how other communities handle other types of projects, not street projects specifically, as that information was already available.

Community & Economic Development Director Daniel Ritter requested to Approve a Resolution Approving and Authorizing the Execution of a "Second Amendment to Contract for Purchase of Real Estate" Dated July 15, 2024, by and between the City of Crest Hill and QuikTrip Corporation for the Purchase of Property Located at 1610 Plainfield Road, Crest Hill, IL per the memo dated August 4, 2025.

Director Ritter explained that this amendment would extend the contract for QuikTrip to purchase the former City Hall property by an additional three months as they await IDOT reviews.

Charlie Tarwater from QuikTrip Corporation provided additional context, explaining that they were seeking an additional 90 days for IDOT to review, like the first amendment. He noted that despite weekly follow-ups from himself, their Traffic Engineer, and Engineer Wiedeman since the approval of the first amendment on April 21st, they heard nothing until late June. In late July, IDOT confirmed to Mayor Soliman, Engineer Wiedeman, and Consultant Mentzer that the review had "slipped through the cracks." IDOT had advised they would start the review, but that necessitated the contract extension.

Mr. Tarwater explained that the amendment would include \$10,000.00 non-refundable for the 90-day extension. He mentioned that they had sent an updated application to IDOT, who provided two additional comments which they addressed last week. IDOT confirmed receipt but has not indicated they have started the actual review.

(#8) Motion by Alderwoman Gazal seconded by Alderman Albert, to Approve a Resolution Approving and Authorizing the Execution of a "Second Amendment to Contract for Purchase of Real Estate" Dated July 15, 2024, by and between the City of Crest Hill and QuikTrip Corporation for the Purchase of Property Located at 1610 Plainfield Road, Crest Hill, IL per the memo dated August 4, 2025.

On roll call, the vote was:

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

NAYES: Ald. Cipiti.

ABSENT: None.

There being seven (7) affirmative votes, the MOTION CARRIED.
Resolution #1336

Alderwoman Gazal commented that someone gave directions to a staff member from the Building Department to not give citations for certain things, and she wanted confirmation that the ordinances are followed, and it does not matter if you're a homeowner's association or not and a city ordinance must be followed. Director Ritter confirmed that all ordinances are enforced equally.

POLICE DEPARTMENT: Police Chief Ed Clark requested Approval of a MOU (Memorandum of Understanding) with MAP (Metropolitan Alliance of Police) and the City of Crest Hill per the memo dated August 4, 2025.

City Attorney Mike Stiff explained that this item was discussed at last week's work session in executive session. He noted that while it was placed on the agenda for action, there was also an option for an executive session under item thirteen. He stated that he had spoken with Council members who were absent last week and determined there was no need for the optional executive session.

Police Chief Ed Clark presented the Memorandum of Understanding with the union and sworn officers regarding retention and recruitment bonuses. He explained that this agreement relates to a grant through the Illinois Training and Standards Board and involves two payments to sworn officers for retention. The first payment would be about 30 days from August 25, 2025, lasting until December, with the next payment in January lasting until February 2027. Chief Clark noted that \$10,000.00 of the grant would go toward a training video to promote the department.

Council members clarified that this money was from a grant, not taxpayer funds or city funds. Chief Clark mentioned that he had placed calls to the Illinois Training and Standards Board regarding what happens if an officer returns money and would continue seeking clarification on that point.

(#9) Motion by Alderperson Oberlin seconded by Alderman Albert, to Approve a Resolution to Approve a MOU (Memorandum of Understanding) with MAP (Metropolitan Alliance of Police) and the City of Crest Hill per the memo dated August 4, 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.
Resolution #1337

MAYOR'S REPORT: Mayor Soliman announced that he had been working with Representative Natalie Manley's Office to host a mobile DMV vehicle at City Hall on October 20, 2025, from 9:00 AM to 2:00 PM. He mentioned that information would be posted on the website and Facebook within the next week and a half. The Mayor confirmed that Real IDs would be available among other services.

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.

CITY TREASURER: City Treasurer Jamie Malloy requested to Approve the List of Bills Issued Through August 5, 2025, in the Amount of \$2,060,141.33 per the memo dated August 4, 2025.

(#10) Motion by Alderman Jefferson seconded by Alderman Deserio, to Approve the list of bills issued through August 5, 2025, in the amount of \$2,060,141.33 for Council approval per the memo dated August 4, 2025.

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.

City Treasurer Jamie Malloy presented the Regular and Overtime Payroll from July 14, 2025, through July 27, 2025, in the amount of \$274,335.92 per the memo dated August 4, 2025.

City Treasurer Jamie Malloy presented the Quarterly Compensation Time Buy Back for the Period May 1, 2025, through July 31, 2025, in the Amount of \$24,588.08 per the memo dated August 4, 2025.

UNFINISHED BUSINESS: There was no unfinished business.

NEW BUSINESS: There was no new business.

COMMITTEE/LIAISON REPORTS: Alderwoman Gazal announced that the Winter Fest will be held on Saturday, December 6, 2025. There will be more information to come.

CITY COUNCIL COMMENTS: Alderperson Oberlin reported that she and Alderwoman Gazal had spoken with Jennifer Bertino-Tarrant about a new program Will County is offering for children called Dolly Parton's Imagination Library. This program provides children with one free book per month until their fifth birthday. She encouraged people to register their children and to donate to support the program, noting the importance of literacy. Alderwoman Gazal added that the books are available in both English and Spanish.

Alderman Albert announced the annual luau for the Crest Hill Lions Club to be held on Sunday, August 31, 2025 (the day before Labor Day) at Saint Joes Park from 12:00 PM to 10:00 PM. The event includes a car show, craft vendor fair, bingo all day, food, drinks, and entertainment.

Alderwoman Gazal reminded everyone that school would be starting within a week or two in some areas and urged drivers to slow down and be cautious, especially during the first couple of weeks.

PUBLIC COMMENT: There were no public comments.

Attorney Stiff informed the Council that there was no need for an executive session on 5ILCS 120/2(c)(2).

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

(#11) Motion by Alderman Dyke seconded by Alderman Deserio, to adjourn the August 4, 2025, Council meeting.

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.

The meeting was adjourned at 7:30 p.m.

Approved this ____ day of _____, 2025.

As presented _____

As amended _____

CHRISTINE VERSHAY-HALL, CITY CLERK

RAYMOND R. SOLIMAN, MAYOR