

MINUTES OF THE REGULAR MEETING
CITY COUNCIL OF CREST HILL
WILL COUNTY, ILLINOIS
September 2, 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 Clerk Christine Vershay-Hall, City Treasurer Jamie Malloy, Alderman Scott Dyke, Alderman Angelo Deserio, Alderman Darrell Jefferson, 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 & Economic Development Daniel Ritter, City Attorney Mike Stiff.

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

Mayor Soliman excused Alderwoman Gazal from the meeting after receiving her text message.

APPROVAL OF MINUTES: Mayor Soliman presented the Minutes from the Work Session Meeting Held on August 11, 2025, per the memo dated September 2, 2025.

(#1) Motion by Alderman Jefferson seconded by Alderman Deserio, to Approve the Minutes from the Work Session Meeting Held on August 11, 2025, per the memo dated September 2, 2025.

On roll call, the vote was:

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

NAYES: None.

ABSENT: Ald. Gazal.

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

Mayor Soliman presented the minutes from the Regular Meeting Held on August 18, 2025, per the memo dated September 2, 2025.

(#2) Motion by Alderman Deserio seconded by Alderman Jefferson, to Approve the Minutes from the Regular Meeting Held on August 18, 2025, per the memo dated September 2, 2025.

On roll call, the vote was:

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

NAYES: None.

ABSENT: Ald. Gazal.

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

Mayor Soliman presented the Minutes from the Work Session Meeting Held on August 25, 2025, per the memo dated September 2, 2025.

(#3) Motion by Alderman Jefferson seconded by Alderman Deserio, to Approve the Minutes from the Work Session Meeting Held on August 25, 2025, per the memo dated September 2, 2025.

On roll call, the vote was:

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

NAYES: None.

ABSTAIN: Ald. Deserio.

ABSENT: Ald. Gazal.

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

CITY ATTORNEY: City Attorney Mike Stiff presented a resolution approving execution of an agreement with LocalGov Staffing Solutions for the Director of Public Works recruitment. He explained that the Council had previously held two work sessions: one where two finalists made presentations, and another on August 25th (noting a correction from the initially stated August 29) where staff presented a matrix and Council deliberated before deciding on LocalGov Staffing Solutions as the vendor.

Attorney Stiff stated he had reviewed both the initial proposal (incorporated as Exhibit A) and the services agreement (Exhibit B) and found them to be in order. He mentioned that Lori Peterson from LocalGov Staffing Solutions was present to give an overview of the kickoff and scheduling once approved.

(#4) Motion by Alderman Oberlin seconded by Alderman Dyke, to Approve a Resolution Approving the Execution of an agreement by and between the City of Crest Hill and LocalGov Staffing Solutions for Recruitment Services Relating to the Search for a Director of Public Works per the memo dated September 2, 2025.

On roll call the vote was:

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

NAYES: None.

ABSENT: Ald. Gazal.

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

Resolution #1342

Following the approval, Lori Peterson addressed the Council, expressing her excitement about the project. She reported that she and City Administrator Blaine Wing had already scheduled a kickoff meeting for the following day. She noted that the process would be flexible based on the candidate pool, and the timeline would be adjusted accordingly. Mayor Soliman congratulated her on her effective presentation at the work session and expressed hope for a long relationship.

CITY ADMINISTRATOR: City Administrator Blaine Wing presented a revised ordinance implementing a non-home rule municipal grocery tax. He explained that there were a few typos and housekeeping adjustments made by the City Attorney to ensure the ordinance was placed in the correct spot in the city code, but the substance remained the same as previously published.

Administrator Wing noted that over 450 communities have already placed this replacement grocery tax before themselves and approved it. He explained that this needed to be done before October 1st for it to be effective as of January 1, 2026. When questioned about revenue projections, Administrator Wing clarified that while a previous memo showed a lower estimate, after consulting with the Illinois Municipal League, they now estimate the tax would generate approximately \$400,000.00 in revenue.

Alderman Albert commented that it was disappointing that the Governor and State Government decided to repeal this tax that was legitimately a pass-through 1% tax they collected and gave to municipalities. He found it disheartening that municipalities were put in this difficult position without proper communication from the Governor's Office.

Alderman Cipiti stated that while he agreed with Alderman Albert regarding the State's actions, he would vote against the measure. He expressed concern about the financial burden on residents, particularly senior citizens living on fixed incomes who are already facing rising costs for essentials. He suggested that the City should look for ways to cut costs rather than continuing this tax.

Alderman Oberlin countered that with surrounding municipalities implementing this tax, Crest Hill residents would end up paying it when shopping in those communities, while the City would lose revenue from non-residents shopping in Crest Hill. She argued that maintaining the status quo through this replacement tax was the fairest approach.

Mayor Soliman requested a motion to Approve an Ordinance Implementing a Non-Home Rule Municipal Grocery Retailers' Occupation Tax and a Municipal Grocery Service Occupation Tax in the City of Crest Hill, Will County, Illinois per the memo dated September 2, 2025.

(#5) Motion by Alderman Oberlin seconded by Alderman Albert, to Approve an Ordinance Implementing a Non-Home Rule Municipal Grocery Retailers' Occupation Tax and a Municipal Grocery Service Occupation Tax in the City of Crest Hill, Will County, Illinois per the memo dated September 2, 2025.

On roll call, the vote was:

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

NAYES: Ald. Cipiti.

ABSENT: Ald. Gazal.

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

Ordinance #2031

PUBLIC WORKS DEPARTMENT: City Administrator Blaine Wing, speaking on behalf of the Interim Public Works Director, presented Change Order #9 from Vissering Construction, which had been discussed at a previous workshop. He noted that the total

amount was \$127,228.00 and offered to address any specific questions about the various components of this large project.

(#6) Motion by Alderman Albert seconded by Alderperson Oberlin, to Approve Pay Request Change Order #9 from Vissering Construction, Inc. with Direction to Send it to the IEPA for Approval for a Total Amount of \$127,228.00 per the memo dated September 2, 2025.

On roll call, the vote was:

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

NAYES: None.

ABSENT: Ald. Gazal.

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

City Administrator Blaine Wing presented the 50/50 Tree Planting Program, noting that adjustments requested by the Council had been made to allow trees to be planted in the parkway. He also mentioned that a typographical error had been corrected, changing "Village" to "City" in the document.

During discussion, Alderperson Oberlin commented that this was a wonderful program that allows residents to get a tree planted by paying only half the cost, with the City managing all arrangements including contacting JULIE to locate utility lines. She noted that this was especially valuable following the devastation caused by the Emerald Ash Borer a few years ago, giving residents an affordable way to replant with different tree varieties.

(#7) Motion by Alderperson Oberlin seconded by Alderman Albert, to Approve the City of Crest Hill 50/50 Tree Planting Program per the memo dated September 2, 2025.

On roll call, the vote was:

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

NAYES: None.

ABSENT: Ald. Gazal.

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

CITY ENGINEER: City Administrator Blaine Wing, speaking on behalf of City Engineer Ron Wiedeman, who was on vacation, reported that four bids were received for the Motor Fuel Tax (MFT) pavement patching program. D Construction Inc. was the lowest qualified bidder.

(#8) Motion by Alderperson Oberlin seconded by Alderman Albert, to Award the Contract and have the Mayor Execute the Construction Contract Documents with D Construction Inc. for the 2025 MFT Pavement Patching Program (Section No 26-00000-02-GM) in the Amount of \$281,310.00.00 per the memo dated September 2, 2025.

On roll call, the vote was:

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

NAYES: None.

ABSENT: Ald. Gazal.

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

Alderman Albert requested that the City Engineer provide detailed information on the City website about where the patching work would take place, noting that patching programs

can be vague about what specific work will be done. Administrator Wing agreed and mentioned that he was working with the City Engineer on developing a GIS map that would show all construction projects and provide more detailed descriptions when residents click on them.

City Administrator Blaine Wing presented a resolution approving the Hillcrest water main replacement improvement, noting this was part of an ongoing project that had previously been brought before the Council. The contract amount was just under \$1.8 million.

Alderman Jefferson inquired whether this project was being conducted on private property, as some residents had asked her about this. Mayor Soliman clarified that when the Hillcrest Shopping Center was annexed in 1960, the water mains and sewers fell under the City's jurisdiction from day one, explaining why the City was responsible for this infrastructure even though it runs beneath a private parking lot.

(#9) Motion by Alderman Cipiti seconded by Alderman Oberlin, to Approve a Resolution Approving an Agreement for the Hillcrest Water Main Replacement Improvement by and between the City of Crest Hill, Will County, Illinois and Len Cox and Sons Excavating, Inc. for an Amount of \$1,795,366.25 per the memo dated September 2, 2025.

On roll call, the vote was:

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

NAYES: None.

ABSENT: Ald. Gazal.

There being seven (7) affirmative votes, the MOTION CARRIED.
Resolution #1343

City Administrator Blaine Wing presented the final engineering item regarding the sanitary sewer cleaning, televising, and lining project for Areas 4 and 5. He explained this was an ongoing project, and the agreement was for professional design and construction engineering services for just under \$36,000.00.

(#10) Motion by Alderman Albert seconded by Alderman Jefferson, to Approve a Resolution Approving an Agreement for Professional Design/Construction Engineering Services for 2024 Sanitary Sewer Cleaning and Televising for Lining Priority Areas 4 and 5 by and between the City of Crest Hill, Will County, Illinois and Robinson Engineering, Ltd. for an Amount of \$35,960.00 per the memo dated September 2, 2025.

On roll call, the vote was:

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

NAYES: None.

ABSENT: Ald. Gazal.

There being seven (7) affirmative votes, the MOTION CARRIED.
Resolution #1344

COMMUNITY DEVELOPMENT: Community & Economic Development Director Daniel Ritter presented a proposal for the installation of permanent exterior holiday lights on City Hall by Vivid Outdoor Lighting for \$33,000.00. He explained that instead of installing temporary holiday lights for approximately \$6,000 per year, these permanent

lights could be used year-round for various events. He noted that Vivid Outdoor Lighting was present to answer any specific questions and had clarified the warranty period since the last meeting.

DJ Ooykaas, owner of Vivid Outdoor Lighting, demonstrated the product that would be installed on the building. He explained that aluminum tracking would be installed underneath the soffit of the building, color-matched to the building. The lighting system offers thousands of options for different holidays and events, controlled through a simple app. He noted that the lights would also provide functional lighting for the walkways around the building. He also added that they offer a 15-year warranty on the bulbs, tracking, and transformer, and a 5-year warranty on labor.

When asked about the installation timeline, Mr. Ooykaas stated it would take about 2.5 to 3 weeks for the products to arrive and 4-5 business days for installation. City Administrator Wing noted that the City expected a 5-year return on investment for this project and was applying for a grant and seeking sponsorships to help offset the costs.

(#11) Motion by Alderman Albert seconded by Alderperson Oberlin, to Approve the Permanent Exterior Holiday Lights on City Hall with the City of Crest Hill, Will County, Illinois, and Vivid Outdoor Lighting in the Amount up to \$33,000.00 per the memo dated September 2, 2025.

On roll call, the vote was:

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

NAYES: Ald. None.

ABSENT: Ald. Gazal.

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

Director Ritter announced the O'Reilly Auto Parts Store's Grand Opening on Saturday, September 6, 2025, from 11:00 a.m. until 2:00 p.m. with a ribbon cutting at 10:30 a.m.

POLICE DEPARTMENT: Deputy Chief Dave Reavis announced that the Police Department would be hosting Neighbors Night Out on Thursday, September 4, 2025, from 5:00 PM to 8:00 PM, inviting everyone to come out and enjoy some family fun.

Alderperson Oberlin commented that last year's event was wonderful and encouraged people to attend this year as well.

MAYOR'S REPORT: Mayor Soliman presented a proclamation requested by Lisa Moran, President of the Chicago Chapter of Payroll.org, to recognize individuals in the City's Payroll Department.

The Proclamation was read declaring September 1-7, 2025, as Payroll Week in the City of Crest Hill.

(#12) Motion by Alderman Jefferson seconded by Alderman Deserio, to Approve the Proclamation for Payroll Week September 1 through September 7, 2025, per the memo dated September 2, 2025.

On roll call, the vote was:

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

NAYES: None.

ABSENT: Ald. Gazal.

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

Mayor Soliman stated that a copy of the proclamation would be sent to Ms. Moran and thanked Marissa Stirn and all members of the Finance Department and Treasurer's Office for their hard work. He presented copies of the proclamation to Treasurer Jamie Malloy and Finance Director Glenn Gehrke to share with their staff.

Mayor Soliman asked to keep in your prayers and thoughts the families of the young lives lost and injured and the ones in the hospital from the terrible tragedy that happened in Minnesota.

CITY CLERK: City Clerk Christine Vershay-Hall announced that the City would be holding a free community shred event in partnership with Lockport Township government on Saturday, October 25, 2025, from 9:00 AM to 11:00 AM in the front parking lot of City Hall, with a limit of four boxes per resident.

CITY TREASURER: City Treasurer Jamie Malloy requested to Approve the List of Bills Issued Through September 3, 2025, in the Amount of \$1,679,472.11 per the memo dated September 2, 2025.

(#13) Motion by Alderman Albert seconded by Alderman Deserio, to Approve the list of bills issued through September 3, 2025, in the amount of \$1,679,472.11 for Council approval per the memo dated September 2, 2025.

On roll call, the vote was:

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

NAYES: None

ABSENT: Ald. Gazal.

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

City Treasurer Jamie Malloy presented the Regular and Overtime Payroll from August 11, 2025, through August 24, 2025, in the amount of \$282,344.89 per the memo dated September 2, 2025.

Alderman Dyke asked Finance Director Glenn Gehrke about the status of the Italian Club's registration with LocalGov, following up on a report made in June. Director Gehrke confirmed that the Italian Club had received confirmation and had already made their first couple of payments.

UNFINISHED BUSINESS: There was no unfinished business.

NEW BUSINESS: There was no new business.

COMMITTEE/LIAISON REPORTS: There was nothing to report.

CITY COUNCIL COMMENTS: Alderman Deserio and Alderman Jefferson commented that they are looking forward to seeing everyone at the Neighbors Night Out on Thursday.

Alderpersion Oberlin commented that she attended a meeting with Representative Natalie Manley and at the meeting a presentation was given by a husband and wife who started a new app called Spectrum Circle. This app was created for children who are on the spectrum and for their families. It is a wonderful resource to find childcare, treatments, school information and so much more. The link for the new app is: www.spectrum-circle.com.

PUBLIC COMMENT: Stuart Soifer asked whether the 1% grocery sales tax would still be collected by the State and then paid to the City, or if the City would now collect it directly. City Attorney Stiff clarified that the tax would still be submitted to the Department of Revenue, which would continue to collect it the same way they have.

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

(#14) Motion by Alderman Dyke seconded by Alderman Deserio, to adjourn the September 2, 2025, Council meeting.

On roll call, the vote was:

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

NAYES: None.

ABSENT: Ald Gazal.

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

The meeting was adjourned at 7:43 p.m.

Approved this ____ day of _____, 2025.

As presented _____

As amended _____

CHRISTINE VERSHAY-HALL, CITY CLERK

RAYMOND R. SOLIMAN, MAYOR