

MINUTES OF THE REGULAR MEETING
CITY COUNCIL OF CREST HILL
WILL COUNTY, ILLINOIS
September 21, 2026

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 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, Finance Director Glenn Gehrke, Assistant City Administrator/HR Director Ashley Monroe, City Engineer Ron Wiedeman, Public Works Director Gary Richardson, Community Development Director Dan Ritter, Police Deputy Chief Dave Reavis, and City Attorney Mike Stiff.

Mayor Soliman stated that he received a message from Alderman Deserio stating that he was unable to attend the meeting.

4. CITIZEN/SPECIAL REQUEST/PUBLIC HEARINGS

A. Proclamation for Constitution Week

Mayor Soliman noted the presence of special guests representing the Daughters of the American Revolution (DAR), recognizing their approximately 18-year relationship with the City of Crest Hill. He further noted the significance of this year's observance coinciding with the 250th anniversary of the nation's founding. The proclamation, which was read aloud, recognized the Constitution of the United States as the guardian of American liberties and urged all citizens to study the Constitution and reflect on the privileges and responsibilities of American citizenship.

Alderperson Oberlin made a motion to Approve the Proclamation for Constitution Week. Seconded by Alderwoman Gazal. Roll Call: Ayes: Dyke, Jefferson, Gazal, Oberlin, Cipiti, Albert, Kubal. Nays: None. Absent: Deserio. MOTION CARRIED.

Mayor Soliman then invited the DAR representatives, Pat Decker (Crest Hill) of the Louis Joliet Chapter and Pauline Herpy (Plainfield), to address the Council. Ms. Decker spoke to the DAR's mission of perpetuating the memory and spirit of those who achieved American independence. Ms.

Herpy described the chapter's annual educational outreach to 7th-grade students at St. Raymond's Parochial School in Joliet, where packets are distributed containing a small flag, a constitution booklet with study hints, a Declaration of Independence, a historical bookmark, a word search, a pen, and a liberty bell — at an approximate cost of \$10 per student.

Alderwoman Gazal inquired whether the DAR could expand its program to public schools, noting that the 8th-grade class at Richland School is approximately 85 students — not an unmanageable number. Ms. Herpy explained that the limiting factor is funding, as the cost of supplying three separate public school classes would exceed the chapter's budget. Alderwoman Gazal suggested exploring sponsorship opportunities to make this possible, and the DAR representatives expressed enthusiasm for such a partnership. Mayor Soliman presented the DAR representatives with a signed copy of the proclamation and thanked them for their continued dedication to the City and the country.

Mayor Soliman also recognized Judy Piercy, a Crest Hill resident and President of the newly established League of Women Voters for the Greater Joliet Area, which covers Will County. She described the League's primary work in voter registration and education, outreach to high schools, junior colleges, and senior citizen facilities, and its student ambassador program. She emphasized the League's nonpartisan character and explained that she was present as part of the organization's observer corps, which monitors community meetings to identify issues the League may be able to support.

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 announced that consent agenda Item 6C — approval of the agreement with Sewertech LLC for the 2026 Sanitary Sewer Televising and Cleaning Contract — was being removed from this meeting as the required paperwork had not yet been completed. It was indicated the item would return at the next meeting. No Council members requested removal of any of the remaining consent agenda items for separate discussion.

Mayor Soliman proceeded to read the consent agenda items:

- 6A. Approve the Minutes from the Regular City Council Meeting Held on September 8, 2026.
- 6B. Approve the Minutes of the Work Session Meeting Held on September 14, 2026.
- 6C. Approve a Resolution Approving an Agreement for 2026 Sanitary Sewer Televising and Cleaning Contract by and between the City of Crest Hill, Will County, Illinois and Sewertech LLC for an Amount of \$149,950.00.
(Item 6C Removed from this meeting)

- 6D. Approval of Pay Request #44 from Vissering Construction Inc. with Direction to Send it to the IEPA for Approval and Disbursement for a Total Amount of \$164,753.00.
- 6E. Award the Contract to Austin Tyler Construction, Incorporated for the Crest Hill Commons, Phase 1 in the Amount of \$1,743,026.97.
- 6F. Approve a Resolution Approving Amendment No. 1 to the July 6, 2026, Professional Services Agreement by and between the City of Crest Hill, Will County, Illinois and Burns & McDonnell which Increases the Contract Amount by \$32,000.00 for a New Total Contract Amount of \$59,700.00. **Resolution #1452**
- 6G. Approve the Concentric Integration Purchase of Wonderware Support Renewal Software in the Amount of \$24,390.00.
- 6H. Approve the Purchase of a New Kubota Utility Vehicle through the Sourcewell Cooperative Purchasing Contracts 112624-KBA and 082923-KBA, in the Amount of \$36,347.89.
- 6I. Approve a Resolution Approving a Professional Service Agreement for Design Services for the Greengold St. Watermain Replacement and Roadway Rehabilitation Improvement by and between the City of Crest Hill, Will County, Illinois and Christopher B. Burke Engineering, Ltd for an Amount of \$159,925.00. **Resolution #1453**
- 6J. Approve a Resolution Approving a Professional Service Agreement for Design Services for the Burry Circle Dr. Watermain Replacement and Roadway Rehabilitation Improvement by and between the City of Crest Hill, Will County, Illinois and V3 Companies for an Amount of \$135,655.00. **Resolution #1454**
- 6K. Approve a Resolution Approving a Professional Service Agreement for Preliminary Engineering Services Part A for the Intersection of Weber Road and Division Street (Section No 26-00062-00-CH) by and between the City of Crest Hill, Will County, Illinois and Christopher B. Burke Engineering, Ltd for an Amount of \$329,987.00. **Resolution #1455**

Mayor Soliman asked for a motion to approve the consent agenda items excluding removed item 6C.

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

City Clerk Christine Vershay-Hall provided the resolution numbers:

- 6F: Resolution 1452
- 6I: Resolution 1453

- 6J: Resolution 1454
- 6K: Resolution 1455

7. REPORTS & COMMUNICATIONS FROM DEPARTMENTS & ELECTED OFFICIALS

7A. MAYOR'S REPORT:

There were no items to report.

7B. CITY CLERK'S REPORT:

City Clerk Christine Vershay-Hall announced an upcoming community shred event, co-hosted by the City of Crest Hill and Lockport Township Government, scheduled for Saturday, October 24, 2026, from 9:00 a.m. to 11:00 a.m. in the front parking lot of City Hall. Residents were asked to limit their materials to four boxes.

City Clerk Vershay-Hall also reported that any elected officials wanting to volunteer for the shred event should contact her.

7C. CITY TREASURER'S REPORT:

City Treasurer Jamie Malloy read two items for approval.

- A. Approval of the List of Bills Issued through September 22, 2026, in the Amount of \$447,203.43.

Mayor Soliman asked for a motion to approve the list of bills.

Alderman Jefferson made a motion to approve the list of bills issued through September 22, 2026, in the amount of \$447,203.43. Seconded by Alderwoman Gazal. Roll Call: Ayes: Oberlin, Cipiti, Albert, Kubal, Dyke, Jefferson, Gazal. Nays: None. Absent: Deserio. MOTION CARRIED.

- B. Approval of the Regular and Overtime Payroll from August 24, 2026, through September 6, 2026, in the Amount of \$326,799.03.

Mayor Soliman asked for a motion to approve the Payroll for August 24, 2026, through September 6, 2026.

Prior to the vote, Alderwoman Gazal offered a clarifying remark for the public record, noting that the payroll vote is standard City business covering City staff compensation, and is not a vote for or about the City Treasurer personally.

Alderwoman Gazal made a motion to approve Payroll for August 24, 2026, through September 6, 2026, in the amount of \$326,799.03. Seconded by Alderman Dyke. Roll Call: Ayes: Cipiti, Albert, Kubal, Dyke, Jefferson, Gazal, Oberlin. Nays: None. Absent: Deserio. MOTION CARRIED.

7D. CITY ATTORNEY:

There were no items to report.

7E. CITY ADMINISTRATOR:

1. Approve an Ordinance Amending Sections 2.12.010 (Compensation) and 2.12.020 (Number of Aldermen) of Title 2 (Administration and Personnel), Chapter 2.12 (Aldermen) of the City of Crest Hill Code of Ordinances

City Administrator Blaine Wing summarized the ordinance, which had been developed following discussions at the August and September 14, 2026, work sessions. The draft ordinance proposed an increase in annual compensation for alderperson positions — from approximately \$6,500 to approximately \$12,000 per year — representing an increase of approximately \$5,500 per position. The increase would take effect on or after May 1, 2027, for four council positions, and on or after May 1, 2029, for the remaining four positions, aligned with the respective election cycles. The cumulative additional budget impact would be approximately \$22,000 per fiscal year per election cycle group.

Alderman Albert stated, “Mike, I’m just trying to understand the purpose of having A and B in the Ordinance the way it’s written. Isn’t it just from a date going forward? Why are we mentioning what’s happening in the past?” City Attorney Mike Stiff answered, “So, you’re going to pass this tonight. The status quo is A and B so that’s what your currently being paid, so that stays in effect until May 1, 2027, when four will then get the increase and that will render A and B obsolete for them. The remaining four will still have to have that on the books through 2029 when they are elected, at which point in 2029 A and B will basically be no longer in effect because C and D will take precedence over that.” Alderman Albert stated, “I kind of get what you’re saying, but the fact that wording says ‘after’ makes it seem like they’re both in effect.” City Attorney Stiff offered, “Well what we don’t want to do is have a decrease or an increase in the current pay so you still need to be paid until the 2027 election pursuant to A and B.” Alderman Albert asserted, “Wouldn’t it be easier just to state that one ceases, A and B cease at the end of the term of 2027 and the end of the term of 2029 instead of it saying ‘from’ and ‘after’ the date?” Alderwoman Gazal declared, “I agree with him. That makes more sense.” City Attorney Stiff established, “We can work some language in there that makes it clear that A and B are no longer in effect after May 1, 2029, because you’re still going, four people will still be paid pursuant to A and B in 2027, 2028, until the new people take office in 2029. So, that still has to be on the books so we can try to figure out some language to sunset A and B that makes it clear that they are sunsetting A and B at a date, whether it’s May 1 of 2029 we can

work some language in there.” Alderman Albert expressed, “I guess the way I read it; it makes it look like they’re both happening.” City Attorney Stiff stated, “Again, I don’t think they can both happen at the same time, but we’ll work on that and if you want us to bring it back or if you want to trust that we can work on some sort of a fix for that, we can do that.” Alderperson Oberlin made a motion to approve it with the adjustments to what Alderman Albert brought up. Alderman Kubal seconded the motion.

Alderman Cipiti declared, “I had one question. It is a part of this, but it also kind of goes back to what’s already taken place in the past and that’s regarding the compensation that is currently in the Ordinance about compensation for committee meetings. There was a question on, cause that hasn’t happened, there was a question of what is defined as a committee meeting and should that be. You were still looking into it. I was just wondering what you came up with, Mike.” City Attorney Stiff stated, “We’ll have our memo on that for the next work session, and we’ll have it on for a discussion topic.” Alderman Cipiti responded, “Okay.”

Mayor Soliman stated, “Anybody else? Okay, if there’s nobody else, I have a comment that I would like to make. So, as the Mayor, I only vote in case of a tie. I’m pretty sure this motion and second is going to pass, however, I think that this amount of increase for the aldermen and women is excessive. You’re nearly doubling the pay, and I do not think that is in the best interest of the City. Now we had a work session on September 14th where other recommendations were made but they were all voted down, so I would like to take this opportunity to give my opinion and to read what I read on September 14th as part of the record that I do not support this increase, so I would like you to bear with me as I read what I read on September 14th. I am sure that our goal as we serve in these roles is to make the City of Crest Hill better for the next generation. I am sure that we all want to improve the quality of life for all of our residents. I am sure that we all consider ourselves as public servants for the City of Crest Hill. I’m also sure that we all feel some type of compensation should be afforded for the time spent in these roles, but that compensation should not be the only source of income for any of us. At the last work session, we had the opportunity to review the salary ranges of other communities elected officials surrounding Crest Hill. We had good discussions about this topic at that time. It was apparent that some of the elected officials compensation was fair, while others were undercompensated. The last increases for the office of Mayor, City Clerk and City Treasurer were in 2001. I have stated that I believe that the office of Mayor is adequately compensated and there is no reason to raise the salary at this time. I also believe that the offices of the City Clerk and City Treasurer are also adequately compensated at this time and that there is no reason to raise the salaries of these offices either. However, I do agree the

compensation for alderpersons, which has not been raised since 2005 was evaluated and needs to be raised. The question being discussed now is how much should that increase be? What is the fair and equitable amount to offer? In my opinion, a small increase in the salary of the alderpersons of \$1,700, which would raise the salary of the alderpersons to \$8,000 per year would be fair, equitable and consistent with other surrounding communities. I also believe that the CPI request for all elected positions should not be considered at this time as this would multiply to extreme totals in a short amount of time. All increases could be discussed in the future. Therefore, I agree to support a small raise to \$8,000 per year for the alderpersons, which is what I consider to be fair with no CPI to be added for pay of any elected officials. All other increases can be discussed at a later date, and I will not support any other recommendation. So, again, I'm pretty sure this is going to pass. I only vote in the case of a tie. So, I just want to say I am not in support of this amount of an increase at this time and with that being said, I would ask for Chris to make a roll call."

Alderman Dyke stated, "I would like to say a couple comments, Mayor. You know, I sat there looking at all those proposals. There were quite a few different ones. There were others besides yours. We had a proposal from our City Administrator. We had some others, you know, another one that is on for tonight to be approved by a council person and I myself looking at it, you know, picking what the majority of Council seems to go for is the highest option. I always thought I would like to see a compromise. It would be more than you proposed, Mayor, but less than what's being proposed tonight. To this increase, you know, it looks to me you're very close to almost doubling what was being paid most recently. Also, I look at what the Clerk and Treasurer are making and this raise here, the Council that would be getting elected would be getting paid more than the Clerk and Treasurer, which I don't think would be right because the Clerk and Treasurer have to run City-wide, they're not just running for one ward. Plus, they have to put their signature on different documents, so I don't think that the Council should be getting paid more than them and they wouldn't be able to see a raise for two years from now, just like the Mayor. So, I don't think that would be proper and I think in two years we can look and see where the Clerk and Treasurer and Mayor of other communities are and see what we can do for them, if there's a need for a raise for them or not. Also, we can also revisit even if we wanted to in two years if we took a lesser amount this time, in two years it could be a raise, or we could wait four years if those who are going in now want to see be the one who gets a raise then the next raise. It could always be revisited in four years and be given another increase and see where we sit, but I am not in favor of this increase. So, I just wanted to state all these different facts. Thank you, Mayor."

Alderman Cipiti stated, "I would like to say a couple things. In response to our Mayor's comment, as you said there was research done to compare compensation with neighboring communities and what their alderpeople are compensated and we were far toward the bottom of that list. Your recommendation of \$8,000 would still have been, kept this Council in the bottom half of that compensation, so to say that was fair and equitable compared to neighboring communities is just not true. For those watching and listening, that's just not the facts. I don't think the other three offices, including the Mayor, should have an increase in compensation because if you look at those comparisons they are in the upper half, so it wouldn't be warranted just by doing compensation comparisons. So, I don't think that to make that statement that you don't think a raise in compensation is warranted at this time, I would agree because they are already toward the top end of that list. Again, I just feel that a raise is definitely warranted as I said at the work session if anyone stayed in a job for twenty-plus years with no increase I doubt if they would still be in that position today. We all put our heart and soul into what we do here. We put in many, many hours. It's not just coming to the meeting. It's preparing for meetings, talking to constituents, attending other events. No one's up here for the money, we all know that. We do it because we care for the City of Crest Hill, its businesses and residents. But it's only fair to be compensated in a fair manner. So, that's all I have to say, thank you!"

Alderman Kubal stated, "I just have to agree with Alderman Cipiti. I think that was well-stated and I agree with every word that just came out of your mouth."

Alderwoman Gazal declared, "I would like to make some comments here. First, Scott, you also wanted to be compensated for, you're the one who found that resolution or the ordinance about elected officials getting paid for committees, so you do want more money." Alderman Dyke replied, "It's only \$55 for those committee meetings. It's not..." Alderwoman Gazal stated, "Well, there are a couple meetings that I attend, couple meetings a month so that can make it..." Alderman Dyke stated, "But we haven't got it for twenty-one years." Alderwoman Gazal interjected, "May I finish? Okay, I'm just saying so for someone to sit here now and say you know, we don't deserve that, that's fine, if you don't want to get paid, just don't get paid. I wasn't going to say anything tonight, Mayor, because you made your comment in work session which was televised, but now since we sit here and we say oh, we don't need drama, we don't want to make comments because the residents are looking at us and developers are looking at us, we should be quiet, we should act classy and just vote yes, yes, yes on everything because every time we open our mouth it's like oh my god, drama queen, Claudia Gazal, PITA, you know. This is what we get all the time. But since you made your comments, I'm going to make my

comments again and again, I said I wasn't going to say anything. The fact that you believe that this Council doesn't deserve a raise, it's a shame. Let me repeat what I said in work session, you get paid for gas, we don't get paid for gas. We use our own cell phones, you get paid for cell phone from the City, taxpayer, you get paid for an assistant to help you with all your phone calls and whatever preparation you need, you get an office, you get a computer and you get paid for a Liquor Commission, which is a committee, right? You're appointed for that. So, I didn't see once the Council complain about you getting any of that. We never ask for anything, I never ask for anything, actually I put money into the City when I do events. I put my own money, okay, in my work and like Mr. Cipiti said, 'We put our heart and soul,' maybe not everybody, but the majority of us, we do. We are fully dedicated people and if you think we don't deserve that, well, at the end, like Mr. Albert said before, Alderman Albert, I apologize I keep saying 'Mister', we don't answer to you or the City Administrator and in the end, the majority rules. I'm going to take a page from your book, the majority rules. But it's a shame you want to do this on TV and trash the Council like that, like we are stealing or we're taking something that doesn't belong to us. Twenty-one years, zero dollars of raise, zero. How would you feel if I tell the City Administrator or any of the department heads that you don't deserve a raise because you know what, you should be dedicated to the City, we're not going to give you enough raise, we're just going to give you a little. You push for them, you push for people to get raise, but now the Council, you think it's a lot? You know, maybe you get a good pension, and you have a family, get a good salary, some of us work three jobs, Mayor."

Mayor Soliman asked, "Anybody else?" Alderperson Oberlin added, "Yes, I would like to add, and I agree with Claudia, I agree with Mark and Joe, but that's a fine point. We're constantly up here looking at salary studies and increasing the studies and saying we have to pay these people more to get good people and the Mayor is always supporting these things, but I think that it's just sad that the people who have dedicated their lives and have gotten no raises in over twenty years, he can't support. I just don't understand why he won't support our decision, but to come out publicly and talk negative about it, I think is just really in bad taste. I'm sorry, if you have nothing good to say then perhaps you should've said nothing, but if you're going to support these raises for other people and not for this Council, who as everybody has stated works very hard. And this is only going to bring us close to being where most of these people already are and several of them are voting on raises to what they already have, so it won't be long before we're behind again. After twenty some years without a raise, I don't think this is at all excessive for what we do."

Mayor Soliman stated, “Okay, last call. Alright, roll call please, Chris.”

Aldersperson Oberlin made a motion to approve an ordinance amending Sections 2.12.010 (Compensation) and 2.12.020 (Number of Aldermen) of Title 2 (Administration and Personnel), Chapter 2.12 (Aldermen) of the City of Crest Hill Code of Ordinances. Seconded by Alderman Kubal. Roll Call: Ayes: Kubal, Jefferson, Gazal, Oberlin, Cipiti. Nays: Albert, Dyke. Absent: Deserio. **MOTION CARRIED. Ordinance #2071**

7F. PUBLIC WORKS DEPARTMENT:

Public Works Director Gary Richardson reported no agenda items. Alderman Dyke commended Director Richardson for cleanup work completed in the Oakland area and asked whether the area near the high lines along the sidewalk could be further trimmed; Director Richardson agreed to look into it. Aldersperson Oberlin inquired about a large pile of material near the retaining wall along Route 30 that had been present for several days, asking whether it was the City’s responsibility to address it. Director Richardson stated that it wasn’t the City’s property, but he would look into it.

7G. CITY ENGINEER:

1. Approve a Supplemental MFT Resolution Form for Maintenance Under the Illinois Highway Code and Maintenance Expenditure Statement for 2025/2026 MFT Program

City Engineer Ron Wiedeman explained that the 2025/2026 MFT program year had resulted in expenditures of \$96,800.15 above the estimated accrued amount. Two factors drove this overage: first, crack control work from the prior year that was delayed by early winter weather and not completed until after May 1, adding \$43,660; and second, driveway apron removal work in the Cambridge Crest neighborhood was shifted from the general fund roadway maintenance contract to the MFT contractor — which offered a significantly lower rate — resulting in savings for the City’s general fund. Sufficient MFT funds were available to absorb both additions without a budget shortfall.

Aldersperson Oberlin made a motion to approve a supplemental MFT resolution form for maintenance under the Illinois Highway Code and Maintenance Expenditure Statement for 2025/2026 MFT Program. Alderswoman Gazal seconded. Roll Call: Ayes: Kubal, Dyke, Jefferson, Gazal, Oberlin, Cipiti, Albert. Nays: None. Absent: Deserio. **MOTION CARRIED. Resolution #1456**

2. Approve a Resolution Approving an Agreement for City of Crest Hill Eastern and Western Receiving Stations Improvement by and

between the City of Crest Hill, Will County, Illinois and Vissering Construction Company for an Amount of \$9,427,000.00

City Engineer Wiedeman highlighted the funding structure for this significant capital project. The total project cost submitted to the IEPA was \$11,531,780, encompassing design engineering, construction engineering, construction, and a required contingency. The IEPA approved an initial loan of \$5,650,000 — originally structured as a 20-year loan at 1.833% — which has since been fully forgiven. Additionally, a Bipartisan Infrastructure Law agreement provided \$2,811,000 in funding. The only costs not covered by IEPA-eligible funding totaled approximately \$1,161,000, of which \$906,570 related to SCADA and diversion structure repairs that were already budgeted from water and sewer funds. The remaining contingency of \$254,430, while still required to be held, was confirmed as available through existing City assets.

Alderman Dyke made a motion to approve an agreement for City of Crest Hill Eastern and Western Receiving Stations Improvement by and Between the City of Crest Hill, Will County, Illinois and Vissering Construction Company for an Amount of \$9,427,000.00. Alderperson Oberlin seconded. Roll Call: Ayes: Gazal, Oberlin, Cipiti, Albert, Kubal, Dyke, Jefferson. Nays: None. Absent: Deserio. MOTION CARRIED. **Resolution #1457**

7H. FINANCE:

Finance Director Glenn Gehrke reported no agenda items but noted that expense reimbursement forms previously requested by alderpersons had been printed and were now available.

7I. POLICE DEPARTMENT:

Deputy Chief Dave Reavis reported no agenda items. In response to a question from Alderwoman Gazal, Deputy Chief Reavis announced that trick-or-treating in Crest Hill would take place on Saturday from 3:00 p.m. to 6:00 p.m., with details posted on the City's website and social media.

7J. COMMUNITY DEVELOPMENT:

Community Development Director Dan Ritter provided several updates:

Quik Trip / Former City Hall Site: The demolition contractor has received the necessary permits and begun work on the former City hall site. Staff arranged for approximately 100 bricks from the building to be set aside for future use by the City.

Crest Hill Signage: Staff is coordinating with the Quik Trip site on Route 30 and a second location on Larkin Road (near Burger King) for future Crest Hill entry signage. Plans call for new signs to be installed as those sites are developed or redeveloped, rather than prematurely.

The Seasons of Crest Hill: Project has broken ground. A smaller groundbreaking ceremony is planned for October. The project is on track

for an initial leasing phase in late summer or fall 2027, with a phased opening thereafter.

Location One Subscription: The State of Illinois DCEO has agreed to cover another year of the City's Location One subscription, which is used to market available commercial and industrial properties. Director Ritter encouraged anyone aware of property owners seeking to market their sites without a broker to contact his office.

Comprehensive Plan: A draft comprehensive plan is currently under staff review and will be brought before both the City Council and Plan Commission for initial review prior to a public open house and Plan Commission public hearing, with a goal of adoption before year-end.

GIS and Mapping: The City's new GIS and mapping system is now publicly accessible through the City website, though data population and layer development are ongoing. Director Ritter noted the system already provides improved organization and accuracy for staff and will be expanded to include alderperson/ward maps to assist residents in identifying their representatives. A walkthrough presentation by the vendor, MGP, is being planned for the Council.

Alderwoman Gazal offered public commendation for the volume and quality of economic development updates being brought before the Council, a sentiment echoed by Alderperson Oberlin and Alderman Kubal.

8. UNFINISHED BUSINESS:

There were no items to report.

9. NEW BUSINESS:

There were no items to report.

10. COMMITTEE/LIAISON REPORTS:

Alderman Jefferson reported that the Winterfest event is scheduled for December 12th. He expressed concern that the committee's workflow and oversight structure had become cumbersome, making it difficult to maintain continuity in event planning. He noted that Alderwoman Gazal has extensive event planning experience and strong results, and suggested that a clearer delineation of roles — particularly regarding the aldermanic liaison's function versus the event coordinator's function — would benefit the committee going forward. Specific issues such as insurance requirements around bouncy houses were cited as examples of matters that were creating friction.

11. CITY COUNCIL COMMENTS:

Alderwoman Gazal reported that the Illinois Municipal League (IML) conference was productive this year, with several sessions that were notably informative. She indicated that relevant takeaways would be brought back to the Council for consideration.

Alderperson Oberlin shared that she participated in a "Transit 101" field trip to Chicago hosted by State Representative Natalie Manley, designed to familiarize elected officials with the regional mass transit system ahead of its anticipated

consolidation under NITA (Northern Illinois Transit Authority). Participants traveled by PACE bus, CTA Red Line, CTA bus, and Metra BNSF line, with representatives from PACE and NITA present to explain system operations, security improvements, and upcoming changes. Alderperson Oberlin also took a moment to wish her son a happy birthday.

Alderman Cipiti echoed Alderwoman Gazal's remarks regarding the IML conference, citing it as a valuable opportunity to network with officials from other municipalities and to gather information applicable to Crest Hill.

Alderman Albert expressed appreciation to City staff — including City Administrator Wing and City Engineer Wiedeman — for their responsiveness to Council inquiries outside of regular business hours, often replying to emails on weekends or late in the evening. Alderman Albert also offered a shout-out to the Richland School baseball team, which was competing in regional play in Bourbonnais that evening.

12. PUBLIC COMMENT:

Alderperson Oberlin stated, "Mayor, I would like to say something in this particular venue and excuse me this is going to be a little lengthy, but I feel it is kind of important. It covers a lot of things like what we have to deal with as public officials, but what we shouldn't have to deal with. So, first I'm going to read you a brief definition off the internet of what blackmail is. Blackmail is a criminal act of coercion where a person threatens to expose embarrassing, damaging or secret information unless the victim pays money, gives property or meets specific demands. The offender threatens to reveal private, sensitive or harmful facts. The secret does not have to be false or true, even if the information is completely true, using it to demand payment is still illegal and it goes on and on and on. I won't read the whole definition, but the reason I'm saying that is because I have received a series of very disturbing text messages. And I want people to be aware of this because this is very wrong and I have notified the police and I filled out a police report, I haven't heard back yet, but I first got a message about all the brouhaha going on from this person and I responded to him that the lawyers have told us not to discuss anything until the audit is done, however I assure you I did nothing wrong and I left it at that because I'm doing what the lawyers told us. I was then greeted with, 'Putting public funds in a private account at a bank you work at is not only stupid, but suspicious. I will be putting my name on the ballot. Ray, Nate and yourself have seemed to got too comfortable with the situations, etc. and I'm here to shake it up and get it. It takes time things accomplished immediately. It is amazing that citizens come to me, although they are afraid of', the spelling's wrong, but 'the repercussions or don't have the time. I probably know the ordinances better than anyone, especially as I spent two hundred dollars putting a book together and fixing, finding oxymoron that need to be addressed. Time for a new, younger blood to speak up and isn't afraid of any,' once again I think he means, 'repercussions that come of it. I'm going to run in lieu of these things that have been brought to my attention and the lack of simple results that not only ward three, but ward four and even ward one. Amazing these people come to me for help. I'm asking for you to support my nomination as you take a step down for two years and run in 2029, as Mark says he isn't going to. Appreciate your service over the years but as a

former employee of NuMark and a voted alderwoman for these years, this is highly suspicious. A simple public letter stating your support for myself as you take a well-deserved break from politics to attend to family and refresh your passion for Crest Hill and its citizens.’ I don’t respond. ‘Almost twenty-four hours upon my suggestion, do you have a response?’ I do not respond. ‘Once again,’ he says, ‘I, seriously, don’t want to show everyone this video or bring it to the voter’s attention. I would have never known except for a person that knows I want to run sent it to me because they dislike you and Nate. I’m simply asking for you not to run. I do not want your public endorsement at all. I’m a great person to take your place as you’ve experienced my passion.’ Well, that’s an understatement. ‘Mark isn’t running in two years, he told me. That is a healing process for you to run again. I will have all my ducks in order by Halloween, actually way before that.’ He goes on and on about his signatures. ‘This is a courtesy as you have been an alderperson in ward three since I bought my house. You and Nate didn’t haven’t been doing right to the taxpayers of Crest Hill. We have all watched a similar scandal in Joliet. Don’t confuse this as blackmail versus letting the voters aware of what happened, this is a courtesy.’ Well, I beg for you, I read this verbatim, you make what you want of it. I know what I make of it. I’m very, very, very alarmed by this as we all should be, as sitting officials up here, that people feel they can direct you to take the choice away from voters and tell you to stand down. I’ve worked very hard for this City for over twenty years and for somebody to say these ridiculous things, suspicion that the credit union where I worked was where we moved the account. First of all, we were told to move the account. I’m going to say that again, it was not something I wanted to do, the attorneys told us we had to do it. And secondly, if anybody knows anything at all, which it seems to me a lot of people don’t, about banking, is when you have an account at the place where you work, it’s very scrutinized. You’re not allowed to do transactions on your account; you’re not even allowed to pull it up on the computer. They’re very cautious. So, if anything, you’re over guarded so I just want that out on the record because he says people have a right to know. Yeah, they have a right to know, indeed. So, there’s your right to know.”

Alderman Dyke stated, “Just a quick question. This was under ‘public comment’ and if an alderperson has to make a comment during ‘public comment’ shouldn’t we leave the dias up here and go to the podium with the public?” City Attorney Mike Stiff responded, “Usually that’s what happens, yes.” Alderman Dyke responded, “I was just curious as to that. Alright, thank you.”

13. EXECUTIVE SESSION:

1. 5ILCS 120/2(c)(2): Collective negotiating matters between the public body and its employees or their representative, or deliberations concerning salary schedules for one or more classes of employees.

Aldersperson Oberlin made a motion to go into executive session on 5ILCS 120/2 (c)(2) at 8:10 p.m. Seconded by Alderman Jefferson. Roll Call: Ayes: Cipiti, Albert, Kubal, Dyke, Jefferson, Gazal, Oberlin. Nays: None. Absent: Deserio. MOTION CARRIED.

City Attorney Mike Stiff stated that he will excuse himself with the Council's permission, Adam Durkin is present and Council will be in good hands.

Alderperson Oberlin made a motion to reconvene from the executive session on 5ILCS 120/2 (c)(2) at 9:21 p.m. Seconded by Alderwoman Gazal. Roll Call: Ayes: Albert, Kubal, Dyke, Jefferson, Gazal, Oberlin, Cipiti. Nays: None. Absent: Deserio. MOTION CARRIED.

14. ADJOURNMENT:

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

Alderman Dyke made a motion to adjourn at 9:22 p.m. Seconded by Alderman Jefferson. Roll Call: Ayes: Kubal, Dyke, Jefferson, Gazal, Oberlin, Cipiti, Albert. Nays: None. Absent: Deserio. MOTION CARRIED.

Approved this ____ day of _____, 2026,
As presented _____
As amended _____

CHRISTINE VERSHAY-HALL, CITY CLERK

RAYMOND R. SOLIMAN, MAYOR