

MINUTES OF THE REGULAR MEETING
CITY COUNCIL OF CREST HILL
WILL COUNTY, ILLINOIS
October 20, 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, Alderwoman Claudia Gazal, Alderperson Tina Oberlin, Alderman Mark Cipiti, Alderman Nate Albert, Alderman Joe Kubal.

Also present were: City Administrator Blaine Wing, Deputy Chief Ryan Dobczyk, Finance Director Glenn Gehrke, City Engineer Ron Wiedeman, City Attorney John Rodack.

Absent were: Community & Economic Development Daniel Ritter, Interim Public Works Director Julius Hansen, Community Development Consultant Ron Mentzer, Interim Human Resource Manager Dave Strahl, Building Commissioner Don Seeman, Attorney Mike Stiff.

FINANCIAL REPORT – AUGUST & SEPTEMBER 2025

The Financial Reports for August and September 2025 were presented for informational purposes only. The City Council raised no questions.

APPROVAL OF MINUTES: Mayor Soliman presented the minutes from the Regular Meeting Held on October 6, 2025, per the memo dated October 20, 2025.

(#1) Motion by Alderwoman Gazal seconded by Alderman Jefferson, to Approve the Minutes from the Regular Meeting Held on October 6, 2025, per the memo dated October 20, 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 Work Session Meeting Held on October 13, 2025, per the memo dated October 20, 2025.

(#2) Motion by Alderwoman Gazal seconded by Alderman Jefferson, to Approve the Minutes from the Work Session Meeting Held on October 13, 2025, per the memo dated October 20, 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.

CITY ATTORNEY: City Attorney John Rodack reported that he had no agenda items for the meeting but was available to answer any questions.

CITY ADMINISTRATOR: City Administrator Blaine Wing requested to Approve the Proposal with ACP CreativIT for a Projector & Screen Project in the Amount of \$15,897.00 as well Authority up to \$5,000.00 for Electrical Work per the memo dated October 20, 2025.

City Administrator Blaine Wing provided updates on the projector and screen project that was previously discussed at the last workshop. He noted that the vendor (represented by Stuart in the audience) advised there is currently no price increase. If approved, installation would be scheduled after the December 15th meeting to avoid conflicts with Council meetings, workshops, and planning commission meetings.

Administrator Wing also mentioned two funding sources: 1) He recently saved the City nearly \$12,000.00 annually by taking advantage of the state plan for the City's Verizon contract, and 2) The City receives approximately \$10,000.00-\$12,000.00 annually from electric aggregation vendors as community contributions. He suggested these funds could be allocated toward the project.

Alderperson Oberlin commented that allocating those funds towards this project is good and should be more than enough to use the remaining funds to be applied to the microphones that need to be updated/fixed. She also praised the administrator for the savings with Verizon.

Alderwoman Gazal asked about the lift rental line item in the proposal. Alderwoman Gazal commented that we need to figure out how many times we would use this lift and, in the meantime, use the lift from Public Works and allocate the money to the microphones.

Administrator Wing explained that the City could either rent a lift or purchase a used one for \$5,000.00-\$6,000.00, noting that purchasing would be more cost-effective long-term since a rental with specialized trailer would cost approximately \$1,000.00 each time to transport the lift we already have in between City Hall and the Public Works Department.

Several Council members questioned the rental cost of the trailer and suggested alternative options. Administrator Wing confirmed there is storage space for a lift in the building, which was designed for this purpose.

Alderman Dyke commented that it is hard to believe a trailer with the lift needed would cost that much money.

Mayor Soliman asked Stuart if there was anything he would like to add regarding the projector.

Stuart approached the podium and stated he does not have more to add except it would be a great asset to the City.

(#3) Motion by Alderperson Oberlin seconded by Alderman Albert, to Approve the Proposal with ACP CreativIT for a Projector & Screen Project in the Amount of \$15,897.00 as well Authority up to \$5,000.00 for Electrical Work per the memo dated October 20, 2025.

On roll call, the vote was:

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

NAYES: Dyke, Deserio.

ABSENT: None.

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

City Administrator Blaine Wing requested Approval to Update the Format of Agendas to a Consent Agenda Starting with the City Council Meeting on November 3, 2025, per the memo dated October 20, 2025.

City Administrator Wing explained that this would update the overall agenda format to include a consent portion along with two components for public comment. The first public comment would be for agenda items, and the second would be open for any public comment. Administrator Wing noted that Crest Hill is the only community within the Grand Prairie Water Commission that does not have a consent agenda.

(#4) Motion by Alderman Albert seconded by Alderperson Oberlin for the Approval to Update the Format of Agendas to a Consent Agenda Starting with the City Council Meeting on November 3, 2025, per the memo dated October 20, 2025.

On roll call, the vote was:

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

NAYES: Ald. Jefferson.

ABSENT: None.

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

City Administrator Blaine Wing requested to Approve a Resolution Approving Acceptance of Proposal #61-18357 R4 and #61-21400 R3 for the Crest Hill East Water Treatment Plant and Public Works Maintenance Facility Improvements by and between the City of Crest Hill, Will County, Illinois and Low Voltage Solutions, Inc. for an Amount of \$237,260 per the memo dated October 20, 2025.

City Administrator Wing explained that \$200,000.00 of this project would be covered by a grant, with \$37,260.00 coming from the general fund and water fund depending on the components. The project addresses security improvements at the Water Treatment Plant and Public Works Maintenance Facility.

Finance Director Glenn Gehrke clarified that this proposal was specifically selected for the Public Works Facility and East Plant only, not including the Facilities Management Building. He mentioned that there are cameras currently in storage in the basement that would be used for this project, and he has already requested a quote from Low Voltage for the Facilities Management Building.

(#5) Motion by Alderwoman Gazal seconded by Alderperson Oberlin, to Approve a Resolution Approving Acceptance of Proposal #61-18357 R4 and #61-21400 R3 for the Crest Hill East Water Treatment Plant and Public Works Maintenance Facility Improvements by and between the City of Crest Hill, Will County, Illinois and Low Voltage Solutions, Inc. for an Amount of \$237,260 per the memo dated October 20, 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 # 1348

PUBLIC WORKS DEPARTMENT: Administrator Wing requested Approval of Pay Request #33 from Vissering Construction Inc. with Direction to Send it to the IEPA for Approval and Disbursement for a Total Amount of \$942,920.29 per the memo dated October 20, 2025.

(#6) Motion by Alderperson Oberlin seconded by Alderman Cipiti, for the Approval of Pay Request #33 from Vissering Construction Inc. with Direction to Send it to the IEPA for Approval and Disbursement for a Total Amount of \$942,920.29 per the memo dated October 20, 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.

Administrator Wing requested to Approve the Proposal from M.E. Simpson for another Water Distribution System Leak Detection Survey not to Exceed an Amount of \$21,165.00 per the memo dated October 20, 2025.

City Administrator Wing explained this was for the second portion of the water distribution leak detection survey at a cost of \$21,165.00. He noted that this cost would be offset by savings from finding and repairing water leaks. Currently, the City has water loss of approximately 22% and needs to reach 10% before moving to Lake Michigan water.

(#7) Motion by Alderperson Oberlin seconded by Alderman Dyke, to Approve the Proposal from M.E. Simpson for another Water Distribution System Leak Detection Survey not to Exceed an Amount of \$21,165 per the memo dated October 20, 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.

Administrator Wing requested to Approve the Proposal from M.E. Simpson for the Large Water Meter Testing Project not to Exceed an Amount of \$36,435.00 per the memo dated October 20, 2025.

City Administrator Wing explained this proposal was for testing large water meters typically used by industrial, commercial, and retail customers. The cost for M.E. Simpson to perform this test is \$36,435.00. The testing ensures that the calibration is accurate so that meters are charging customers correctly.

(#8) Motion by Alderman Dyke seconded by Alderman Deserio, to Approve the Proposal from M.E. Simpson for the Large Water Meter Testing Project not to Exceed an Amount of \$36,435.00 per the memo dated October 20, 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 ENGINEER: City Engineer Ron Wiedeman requested to Approve a Resolution Approving a Construction Agreement for the Chemical Feed System Upgrades at Wells 4,8,9,11 and 12 by and between the City of Crest Hill, Will County, Illinois and Dahme Mechanical Industries, Inc. for an Amount of \$599,866.00 per the memo dated October 20, 2025.

(#9) Motion by Alderwoman Gazal seconded by Alderman Deserio, to Approve a Resolution Approving a Construction Agreement for the Chemical Feed System Upgrades at Wells 4,8,9,11 and 12 by and between the City of Crest Hill, Will County, Illinois and Dahme Mechanical Industries, Inc. for an Amount of \$599,866.00 per the memo dated October 20, 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.

Resolution #1349

City Engineer Ron Wiedeman requested to Approve a Resolution to Accept Planning Technical Assistance Services Delivered by the Chicago Metropolitan Agency for Planning per the memo dated October 20, 2025.

City Engineer Wiedeman explained that he had planned to update the City's pavement rating with \$30,000.00 budgeted for this purpose. He was able to secure a grant from CMAP (Chicago Metropolitan Agency for Planning) that would reduce the City's cost to just \$3,000.00, with CMAP covering the remaining cost of approximately \$47,781.00 to redo the entire City. The agreement was reviewed by Attorney Mike Stiff with no additional comments.

(#10) Motion by Alderperson Oberlin seconded by Alderwoman Gazal, to Approve a Resolution to Accept Planning Technical Assistance Services Delivered by the Chicago Metropolitan Agency for Planning per the memo dated October 20, 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 #1350

City Engineer Ron Wiedeman requested to Approve a Resolution Approving a Professional Services Agreement for the 2026 Roadway Rehabilitation Improvement-Design Engineering Services by and between the City of Crest Hill, Will County, IL and Christopher B. Burke Engineering, Ltd. in the Amount of \$69,760.00 per memo dated October 20, 2025.

(#11) Motion by Alderwoman Gazal seconded by Alderman Deserio, to Approve a Resolution Approving a Professional Services Agreement for the 2026 Roadway Rehabilitation Improvement-Design Engineering Services by and between the City of Crest Hill, Will County, IL and Christopher B. Burke Engineering, Ltd. in the Amount of \$69,760.00 per memo dated October 20, 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 #1351

COMMUNITY DEVELOPMENT: There were no agenda items.

POLICE DEPARTMENT: Deputy Chief Ryan Dobczyk provided several updates:

- In-service training began that day and would continue additional dates in October and November
- Halloween trick-or-treat hours would be from 4:00 PM to 7:00 PM
- The department received a less lethal law enforcement grant for four new tasers valued at approximately \$11,900.00.
- The Chaney Monge Halloween Parade will be held on October 31st at 1:00 PM, with assistance from the Police Department and Public Works Department

MAYOR'S REPORT: Mayor Soliman congratulated Fire Chief John O'Connor from the Lockport Township Fire Protection District for being named the Illinois Fire Chief of the Year, the highest honor from the State. The Mayor and his wife attended the ceremony in Peoria.

Mayor Soliman also reported on that morning's groundbreaking of the new Fire Training Facility on Division Street, which was attended by several City Officials. He noted this would be a tremendous asset to Crest Hill, allowing for better training of firefighters, EMS workers, and Police Departments from Crest Hill and surrounding communities.

In response to a question from Alderman Cipiti, Mayor Soliman explained that the gun range originally planned as part of the project had been removed because the Lockport Police Department's funding for it fell through. The Fire Training Facility would still be built as proposed.

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 October 21, 2025, in the Amount of \$3,276,212.13 per the memo dated October 20, 2025.

(#12) Motion by Alderman Deserio seconded by Alderman Jefferson, to Approve the list of bills issued through October 21, 2025, in the amount of \$3,276,212.13 for Council approval per the memo dated October 20, 2025.

On roll call, the vote was:

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

NAYES: Ald. Gazal.

ABSENT: None.

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

City Treasurer Jamie Malloy presented the Regular and Overtime Payroll from September 22, 2025, through October 5, 2025, in the amount of \$277,481.93 per the memo dated October 20, 2025.

City Treasurer Jamie Malloy presented the Additional Payroll for Compensation Time Payout in the Amount of \$23,576.54 per the memo dated October 20, 2025.

City Treasurer Jamie Malloy invited residents to attend 'Coffee with the Treasurer' on Friday, October 24, 2025, from 9:00 a.m. until 11:00 a.m. at the McDonald's on Plainfield Road in Crest Hill.

UNFINISHED BUSINESS: There was no unfinished business.

NEW BUSINESS: Alderwoman Gazal encouraged everyone to visit Soprano's Pizza on 20641 Renwick Road. She noted they are currently only open for lunch on weekends but are open from 3:00 PM to 9:00 PM on weekdays. Alderperson Oberlin added that she had ordered from there when she had unexpected company from Arizona, and both she and her guests thought the pizza and garlic sticks were excellent.

COMMITTEE/LIAISON REPORTS: Alderwoman Gazal reminded everyone that Winterfest would be held on December 6th, and they were still in the planning phase and looking for volunteers. She also thanked Alderman Albert for sharing her letter with the rest of the Lions Club.

CITY COUNCIL COMMENTS: Alderman Dyke wished everyone a happy and safe Halloween.

Alderwoman Gazal reminded everyone that it was National School Bus Safety Week and encouraged drivers to be cautious and thanked the Police Department for their work enforcing traffic laws around buses.

Alderperson Oberlin shared two items:

1. A reminder from the garbage collection company that residents need to have recycling totes out on time (every two weeks) to ensure pickup.
2. A wish for everyone to have a safe and happy Halloween, noting she would have full-size candy bars available.

Alderman Albert mentioned that the Crest Hill Lions Club would be serving hot dogs for trick-or-treaters at three locations (Richland Center, Chaney Monge School, and the park along Borio Drive) during trick-or-treat hours. He also congratulated Wynette Holmes on celebrating 10 years as owner of Patty's Bar at Center and Theodore Street.

PUBLIC COMMENT: Skip, a resident, suggested checking into the use of a flatbed tow truck as an alternative to the specialized trailer rental discussed earlier for the lift. He estimated a tow service might cost around \$200.00 rather than the \$1,000.00 quoted for the specialized trailer rental and noted there might be a local business in Crest Hill that could provide this service.

Attorney John Rodack asked for a motion to go into executive session on Personnel 5 ILCS 120/2(c)(1).

(#13) Motion by Alderperson Oberlin seconded by Alderwoman Gazal, to go into an executive session on 5 ILCS 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 7:46 p.m.

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

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.

Reconvened at 8:32 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.

(#10) Motion by Alderman Dyke seconded by Alderman Deserio, to adjourn the October 20, 2025, Council meeting.

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.

The meeting was adjourned at 8:33 p.m.

Approved this 3 day of NOVEMBER, 2025.

As presented ✓

As amended _____


CHRISTINE VERSHAY-HALL, CITY CLERK


RAYMOND R. SOLIMAN, MAYOR