



Regular City Council Meeting

Crest Hill, IL

August 04, 2025

7:00 PM

Council Chambers

20600 City Center Boulevard, Crest Hill, IL 60403

Agenda

Opening of Meeting:

Pledge of Allegiance

Roll Call

Minutes:

- [1.](#) Approve the Work Session Minutes from the Meeting Held on July 14, 2025
- [2.](#) Approve the Minutes from the Regular Meeting Held on July 21, 2025
- [3.](#) Approve the Minutes from the Work Session Held on July 28, 2025

City Attorney:

City Administrator:

- [4.](#) 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

Public Works Department:

- [5.](#) 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

City Engineer:

- [6.](#) 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
- [7.](#) Approve a Resolution Approving a Policy Regarding Permit Fee Waivers for City of Crest Hill Homeowners' Association Road and Alley Projects

The Agenda for each regular meeting and special meeting (except a meeting held in the event of a bona fide emergency, rescheduled regular meeting, or any reconvened meeting) shall be posted at the City Hall and at the location where the meeting is to be held at least forty-eight (48) hours in advance of the holding of the meeting. The City Council shall also post on its website the agenda for any regular or special meetings. The City Council may modify its agenda for any regular or special meetings. The City Council may modify its agenda before or at the meeting for which public notice is given, provided that, in no event may the City Council act upon any matters which are not posted on the agenda at least forty-eight (48) hours in advance of the time for the holding of the meeting.

Community Development:

- [8.](#) 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

Police Department:

- [9.](#) Approval of a MOU (Memorandum of Understanding) with MAP (Metropolitan Alliance of Police) and the City of Crest Hill

Mayor's Report:**City Clerk's Report:****City Treasurer's Report:**

- [10.](#) Approval of the List of Bills Issued through August 5, 2025, in the Amount of \$2,060,141.33
11. Regular and Overtime Payroll from July 14, 2025, to July 27, 2025, in the Amount of \$274,335.92
12. Quarterly Compensation Time Buy Back for the Period May 1, 2025, ~ July 31, 2025, in the Amount of \$24,588.08

Unfinished Business:**New Business:****Committee/Liaison Reports:****City Council Comments:****Public Comment:****Executive Session:** If Called by Council for a Good Cause

13. 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

Adjourn:

MINUTES OF THE WORK SESSION
CITY COUNCIL OF CREST HILL
WILL COUNTY, ILLINOIS
July 14, 2025

The July 14, 2025, the City Council work session was called to order by Mayor Raymond R. Soliman at 7:00 p.m. in the Council Chambers, 20600 City Center Blvd. Crest Hill, Will County, Illinois.

The following Council members were present: Mayor Raymond Soliman, City Treasurer Jamie Malloy, City Clerk Christine Vershay-Hall, Alderman Scott Dyke, Alderman Angelo Deserio, Alderman Darrell Jefferson, Alderwoman Claudia Gazal, Alderperson Tina Oberlin, Alderman Mark Cipiti, Alderman Nate Albert, Alderman Joe Kubal.

Also Present were: City Administrator Blaine Wing, City Engineer Ron Wiedeman, Interim Public Works Director Julius Hansen, City Attorney Mike Stiff.

Absent were: Police Chief Ed Clark, Finance Director Glenn Gehrke, Community Development Consultant Ron Mentzer, Building Commissioner Don Seeman, Interim Human Resource Manager Dave Strahl.

TOPIC: Approving a Supplemental Resolution for Improvement Under the Illinois Highway Code for Section No 19-00051-01-MS in the amount of \$9,199.00

City Engineer Ron Wiedeman explained that they were in the final process of closing out this project. He noted that MFT dollars were used for a portion of the project. When they originally started, the project had a resolution amount set for \$423,000. Due to additional expenses, they spent \$432,199.00 out of the Motor Fuel (MFT) fund. Engineer Wiedeman clarified that a supplemental resolution would be needed to officially close the paperwork with Illinois Department of Transportation (IDOT).

Engineer Wiedeman emphasized the necessity for a motion to approve the supplemental resolution for the improvement under the Illinois Highway code for the section number listed, with the specific amount of \$9,199.00.00.

Mayor Soliman conducted an informal vote.

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

NAYES: None.

ABSENT: None.

TOPIC: Approving a Resolution for Improvement Under the Illinois Highway Code for Section No 23-00056-00-TL in the amount of \$676,488.75

City Engineer Ron Wiedeman explained that they were in the process of closing out the Theodore Street/Cedar Street/Gaylord Road traffic signal modernization resurfacing project. Initially, the plan was to fund this project using general funds. However, when additional funding became available in the Motor Fuel Tax (MFT) fund, it was decided at the last minute to utilize MFT funds instead. Engineer Wiedeman acknowledged that he had forgotten to prepare the necessary resolution at that time. To finalize the project's closure with the Illinois Department of Transportation (IDOT), a resolution for \$676,488.75 needed to be completed.

Mayor Soliman conducted an informal vote.

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

NAYES: None.

ABSENT: None.

TOPIC: West STP Vissering Pay App #30

Interim Public Works Director Julius Hansen addressed the Council about the payment request #30 for Vissering Construction with permission to send it to the Illinois Environmental Protection Agency (IEPA). The amount discussed for this payment application is \$1,108,332.12, associated with the ongoing project at the west water treatment plant, which remains under construction.

Mayor Soliman conducted an informal vote.

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

NAYES: None.

ABSENT: None.

TOPIC: East STP Emergency Purchase and Service

Interim Public Works Director Julius Hansen presented an emergency purchase at the east storage treatment plant (STP), where it was noted that three of the four WAS pumps failed on June 20th. Two of these pumps required complete replacement. In order to address this urgent issue, Interim Director Hansen obtained two quotes from different companies. They decided to go with Metropolitan Pump Company because they had the required pumps readily available on their shelves and could schedule the work for the next day, which was a Saturday. This was discussed with Administrator Wing.

The total cost for the purchase and service of the two replacement pumps from Metropolitan Pump Company amounted to \$32,428.00.

Mayor Soliman conducted an informal vote.

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

NAYES: None.

ABSENT: None.

TOPIC: Well 4 Out of Service

Interim Public Works Director Julius Hansen presented the ongoing issue with Well #4, stating that this specific well was the fourth requirement of substantial work in the seven months since he joined. He explained that Well #4 had been reliable for the City, needing little maintenance over the past decade. However, recent evaluations revealed that significant repairs were now necessary. Considering this, Interim Director Hansen requested approval for an amount not to exceed \$150,000 to complete the necessary construction work on Well #4.

The discussion on Well #4 brought attention to the City's broader efforts in improving maintenance operations. Interim Director Hansen mentioned initial attempts to fix the well by inserting an isolation valve to facilitate repairs, which unfortunately did not resolve the underlying issues. Therefore, the team sought a thorough inspection and quote from Lane,

the company that had successfully worked on Well #10, another well previously affected by lightning strikes leading to high repair costs. Interim Director Hansen noted that the quote from Lane for Well #4 exceeded the previous well repair expense due to additional required work, including extended labor hours and significant piping requirements.

City Administrator Blaine Wing contributed to the discussion by emphasizing the essential need to develop a robust electronic work order system. This initiative is intended to support the City in establishing preventative maintenance schedules for pumps and other critical infrastructure components, aiming to preemptively address potential issues before they necessitate emergency repairs. Administrator Wing acknowledged that the City had fallen behind on preventative maintenance over the past years but assured the Council that the administration was committed to resuming diligence in maintaining City infrastructure moving forward.

During the meeting, Council members and staff explored the potential for implementing a maintenance database to systematically track and schedule required services that would extend the life expectancy of the various wells and infrastructure. Being proactive in terms of tracking and managing these assets was highlighted as a strategic priority.

Mayor Soliman conducted an informal vote.

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

NAYES: None.

ABSENT: None.

TOPIC: Community Garage Sale Discussion

City Clerk Christine Vershay-Hall explained that at the last meeting, Alderman Albert had inquired about placing an advertisement in the newspaper for the upcoming community garage sale. Despite the current cost of \$71.00 for newspaper advertising, the event is already widely advertised through several other media. Clerk Vershay-Hall highlighted that the garage sale is being promoted on electronic signs around the City, on the City's official website, Facebook page, and will also be included in the water bills sent to residents. The garage sales are expected to have a lower participation rate compared to the previous event, which saw seventy-seven participants, due to the start of the school year.

A brief discussion ensued among the Council members regarding the necessity of spending additional funds on newspaper advertising. In response to concerns about the cost, Clerk Vershay-Hall offered to contact the newspaper vendor to check if a better rate than the current \$71.00 could be negotiated and promised to update the Council with any new information obtained. The consensus was in favor of optimizing current expenditure while ensuring effective community engagement through the existing advertising channels.

TOPIC: Codification of Deputy Liquor Commissioner Salary

Mayor Soliman explained that he had been working with City Attorney Mike Stiff, and it was brought to his attention that several years ago when they increased the rate for the Deputy Liquor Commissioner, it was never codified. The Mayor proposed that the most senior and experienced commissioner be paid \$100.00 per month, and if there are two, the least senior and experienced commissioner be paid \$50.00 per month. He noted that this structure reflects the existing practice and had been approved by the Council in the past but

was never officially recorded in the ordinance book. The change involves codifying the office of Deputy Commissioner itself, which had not been officially established in the ordinances even though it is permissible under the state liquor code. This position, filled at the Mayor's discretion, assists in overseeing liquor-related matters in the City.

City Attorney Stiff further added that not only was the policy for paying Deputy Liquor Commissioners not codified, but the position itself was not formally documented in the City ordinances. He confirmed that the Liquor Commissioner, Mayor Soliman, is empowered by law to appoint any person to assist him in fulfilling the Liquor Commissioner's duties, which include reviewing liquor license applications and ensuring compliance with necessary regulations and renewals. They emphasized the importance of formalizing this role in writing to prevent any future ambiguities regarding the duties and compensation of Deputy Commissioners.

Alderman Cipiti raised questions regarding the duties and workload of the Deputy Liquor Commissioners. Mayor Soliman explained that the Deputy Commissioners support him by overseeing liquor application reviews, sitting in on meetings with applicants, checking licenses throughout the city, and ensuring that taxes and other obligations are current. It was clarified that although they do not work every day, they have periodically busy months—specifically May, June, November, and December—when license renewals are due.

Mayor Soliman conducted an informal vote.

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

NAYES: None.

ABSENT: None.

Mayor Soliman informed the Council that Mima Sazon is behind on her Places for Eating Tax, so they had to remove her liquor license from her establishment. He commented that she can remain open and serve food, but no alcohol can be served. According to the owner of the business her accountant is out of the Country and does not know when he will return to take care of the things she needs to do to make her up to date.

TOPIC: A Resolution Designating and Appointing City Administrator Blaine Wing as the Alternate Delegate to the Technical Advisory Committee (TAC) to the Grand Prairie Water Commission

Mayor Soliman initiated the discussion regarding the temporary appointment of City Administrator Blaine Wing as the alternate delegate to the Technical Advisory Committee (TAC) for the Grand Prairie Water Commission.

The current structure has City Engineer Ron Wiedeman as the primary representative, overseeing technical aspects for the commission. Traditionally, the Public Works Director assumes the role of the alternate. However, in the absence of a permanent Public Works Director, City Administrator Blaine Wing would temporarily step into this position.

Administrator Wing clarified that his role as the alternate would be solely to step in when necessary and that Engineer Wiedeman continues to fulfill primary attendance duties. It was noted that Crest Hill was the only participating organization in the water commission that lacked an appointed alternative, underscoring the need for this resolution to ensure the

City's full representation in meetings and decision-making processes. Administrator Wing expressed intentions for this arrangement to be temporary, anticipating that once a Public Works Director is hired, that individual would assume responsibilities as the alternate.

The City Attorney confirmed that the intergovernmental agreement (IGA) with the Grand Prairie Water Commission stipulated that the alternate must be a City employee, and Administrator Wing met this requirement. Assurance was also provided that the appointment adhered to all existing bylaws of the Grand Prairie Water Commission. This decision aligns with a strategic emphasis on thorough representation and influence in technical discussions affecting the water commission activities, crucial for the City's interests.

Mayor Soliman conducted an informal vote.

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

NAYES: None.

ABSENT: None.

TOPIC: Discussion of Recruitment Firms for Public Works Director Search

City Administrator Blaine Wing initiated a discussion regarding the recruitment firms that could be involved in the search for a new Public Works Director. Outlining the details, Administrator Wing mentioned that three firms had been considered for this important task: MGT, Local Government Staffing Solutions, and Ardent Municipal Support Inc.

Administrator Wing pointed out that MGT, which Crest Hill has previously used for staffing purposes, presents the highest cost for a full recruitment search, quoting \$26,000.00. Notably, MGT has also removed its guaranteed policy, which is used to cover instances where the successfully hired candidate leaves their position within a year. This lack of a fallback plan prompted Administrator Wing to recommend dismissing MGT as a choice for this recruitment effort, leaning instead towards the other two options, which both offer some form of assurance if the placed individual decides to part ways with the City prematurely.

Delving further into the proposals from the alternative firms, Administrator Wing shared that Local Government Staffing Solutions offered to slash its usual full search fee down to \$17,100.00 for Crest Hill, acknowledging the City as a potential new client, while Ardent Municipal Support Inc's offering sits at \$21,500.00. Despite being distinct in pricing, both firms remained competitive in terms of scope and guarantee, providing a safety net if there are initial hiccups concerning the fit and stability of the newly appointed Director.

Administrator Wing commented that he plans to return with information, alongside a precise recommendation for Council consideration at an upcoming meeting.

Mayor Soliman conducted an informal vote.

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

NAYES: None.

ABSENT: None.

PUBLIC COMMENTS:

Stuart Soifer, an HOA president and resident, addressed the Council regarding permit fees for their upcoming street resurfacing project. He requested consideration for waiving or reducing the \$2,400.00 permit fee for their 99-home community. During the discussion, Stuart clarified that he serves as the HOA president for the single-family homes and that there are ninety-nine homes in the community. He emphasized the financial burden that the permit fees impose on the HOA and highlighted how the resurfaced streets benefit not just their community but the City by contributing to overall property values.

Mayor Soliman responded by stating that there are about twenty-four other HOAs in the City, and waiving fees for one would necessitate considering waivers for all others. He pointed out that the City had previously worked with the HOA to explore cost-saving measures, including meetings where City staff, including City Engineer Ron Wiedeman, offered guidance.

City Administrator Wing suggested exploring the possibility of setting a maximum fee for HOAs and other nonprofits, which could potentially reduce the cost by \$1,000.00 to \$1,500.00. He noted that while the city needs to cover inspection costs, there might be room to adjust the fee schedule to assist HOAs better. Administrator Wing offered to research what other communities are doing regarding such initiatives and come back with a proposal. He mentioned that some communities implement maximum fees for nonprofits to alleviate financial pressure without entirely waiving inspections or administrative costs.

The Council expressed interest in seeing what other municipalities are doing and acknowledged the need to balance recouping costs with supporting HOAs in maintaining infrastructure that benefits the wider community.

MAYOR UPDATES:

Mayor Soliman provided several updates regarding ongoing developments and initiatives in the City of Crest Hill:

The City anticipates the submission of a liquor license application for a package liquor store at the former Subway location on Broadway and Stern. The property owner, Sonia, confirmed her intention to submit the necessary paperwork soon. This development is expected to bring a new business to the area, utilizing the building's existing structure, which presents limited parking suitable for package liquor operations.

Another update concerned a special request from Manny's Bar Manager, who expressed interest in installing a Route 66 sign on their property. The mayor supported this idea, highlighting its significance considering the upcoming 100-year anniversary of Route 66. Such a sign could enhance local heritage and tourism appeal along Broadway Street, which aligns with the historic Route 66 path.

Additionally, potential new owners have shown interest in the old Jitterheads location, having already applied. They are exploring the possibility of extending operating hours on Saturday nights from 10 PM to 11 PM and starting Sunday brunch service at 9 AM. In response to this inquiry, Mayor Soliman proposed considering amending the current liquor ordinance to accommodate these extended hours, not just for the Jitterheads site but for all restaurants in the City. He emphasized that extending operational hours, especially on

weekends, could benefit local businesses and create a more vibrant community atmosphere, aligning with broader economic and cultural growth efforts.

COMMITTEE/LIAISON UPDATES:

There were no committee/liaison updates.

CITY ADMINISTRATOR UPDATES:

Administrator Blaine Wing provided a comprehensive update on the ongoing effort to transition the remaining sixty-five homes to smart meters, emphasizing the critical role of improved communication and streamlined processes in this initiative. He detailed the refinement of their approach, which includes adjusting the language in the letters sent to homeowners to ensure clarity and ease of understanding. Administrator Wing noted that instead of the letters being sent from Interim Director Julius Hansen, they will now come from him, aiming for a softer and more approachable tone that encourages homeowners to participate in scheduling appointments for their smart meter installations.

Administrator Wing also highlighted the collaboration with UMI, allowing direct scheduling through a phone number included in the letters, optimizing the appointment process to prevent confusion and encouraging timely responses. Additionally, they have allocated responsibilities to the new temporary administrative staff member, Brian, who will provide a supportive role in addressing any challenges residents face, ensuring the process is handled with diligence and efficiency.

In parallel to these procedural improvements, Administrator Wing mentioned the City's ongoing research into potential financial assistance for residents facing hurdles in completing the smart meter installations. With examples from other communities that have set precedents for offering such aid, Administrator Wing underscored their commitment to exploring sustainable solutions. These solutions include potentially implementing fund allocations for unforeseen circumstances during installations, like approaches adopted by cities like Naperville, which had integrated costs for associated adjustments or upgrades alongside smart meter placements to alleviate financial strain on homeowners.

Furthermore, Administrator Wing informed the Council that coordination efforts are in place to manage data through cross-referencing rental property lists, thus ensuring comprehensive outreach extends to all relevant stakeholders, including property owners and tenants, to facilitate broader community involvement. The goal remains set on encouraging full participation, significantly reducing the remaining number of households, and aligning the City's smart metering system with modern standards to promote better resource management and service efficiency.

Mayor Soliman stated that there is a need for an executive session for Personnel under 5ILCS 120/2(c)(1).

(#1) Motion by Alderperson Oberlin seconded by Alderwoman Gazal, to go into an executive session on Personnel 5 ILCS 120/2(c)(1).

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.

Executive Session 8:06 p.m.

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

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.

Reconvened 8:30p.m.

There being no further business before the Council, and no action needed from the executive sessions, the meeting is adjourned.

The meeting adjourned at 8:30 PM.

Approved this ____ day of _____, 2025.

As presented _____

As amended _____

CHRISTINE VERSHAY-HALL, CITY CLERK

RAYMOND R. SOLIMAN, MAYOR

MINUTES OF THE REGULAR MEETING
CITY COUNCIL OF CREST HILL
WILL COUNTY, ILLINOIS
July 21, 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 Joe Kubal.

Also present were: City Administrator Blaine Wing, Police Chief Ed Clark, Finance Director Glenn Gehrke, City Engineer Ron Wiedeman, City Attorney Mike Stiff.

Absent were: Alderman Nate Albert, Interim Public Works Director Julius Hansen, Community Development Consultant Ron Mentzer, Interim Human Resource Manager Dave Strahl, Building Commissioner Don Seeman.

Mayor Soliman excused Alderman Nate Albert from the meeting.

Mayor Soliman introduced the resolution for the appointment of Mr. Daniel Ritter as Community and Economic Development Director, effective July 28, 2025. Mr. Daniel Ritter was in attendance. Mayor Soliman remarked on his prior meeting with Mr. Ritter, noting his outlined expectations and the impressive nature of his resume, suggesting confidence in his appointment.

Mayor Soliman asked for a motion to Approve a Resolution Approving the Appointment of Daniel Ritter to the Position of Community and Economic Development Director for the City of Crest Hill Effective July 28, 2025, and Setting the Initial Salary for Daniel Ritter per the memo dated July 21, 2025.

(#1) Motion by Alderperson Oberlin seconded by Alderman Deserio, to Approve a Resolution Approving the Appointment of Daniel Ritter to the Position of Community and Economic Development Director for the City of Crest Hill Effective July 28, 2025, and Setting the Initial Salary for Daniel Ritter per the memo dated July 21, 2025.

On roll call, the vote was:

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

NAYES: None.

ABSENT: Ald. Albert.

There being seven (7) affirmative votes, the MOTION CARRIED.
Resolution #1320

Upon approval, Mr. Daniel Ritter approached the podium and expressed his gratitude, thanking the Mayor and the Council. Mr. Ritter commented that he is excited for the opportunities at Crest Hill and working collaboratively with all and he anticipates maintaining productive communication to further our progress.

Council members extended a warm welcome to Mr. Ritter, conveying their eagerness to collaborate with him in his new role.

Mayor Soliman introduced City Engineer Ron Wiedeman, who delivered an informational update regarding the Grand Prairie Water Commission's alternate water source program.

Background

City Engineer Wiedeman commenced his update by addressing the foundational need for this project, driven by the contaminants found in Crest Hill's shallow wells, primarily salt and more recently, PFAS. This prompted involvement in the Grand Prairie initiative. Engineer Wiedeman highlighted the City's reliance on eight operational shallow wells, explaining the City's long-term plan since 2015 to augment this number to accommodate future growth and optimize operational efficiency.

Project Timeline

- 2020-21: Conducted a Phase 1 report evaluation on alternative sources.
- January-August 2022: Undertook public outreach engagements with residents.
- July 2023-December 2024: Concluded contracts for designing new receiving stations and a substantial 2.5-million-gallon ground storage tank.
- June 2024: Formed the Grand Prairie Water Commission collectively.

The envisioned water source entails acquiring treated water from the City of Chicago, with plans to facilitate its transport to surrounding southwest suburbs. Regarding contractual milestones, by the close of 2023, an effective agreement between Chicago and Joliet would transition to the Grand Prairie Water Commission.

Operational and Financial Planning

Engineer Wiedeman depicted the geographical expansion involving interconnections among six municipalities: Channahon, Crest Hill, Joliet, Minooka, Romeoville, and Shorewood with the primary infrastructural path: "The main directive guides the waterline along Gaylord and Cedarwood Drives, primarily the northbound lanes necessitating constructive detours."

Anticipated works for Crest Hill are scheduled between mid-2026 and mid-2029. Bidding initiates during early 2026, leading to consequential groundbreaking near mid-year.

Financially, the Grand Prairie initiative constitutes a \$1.446 billion scope, excluding Chicago's complementary fiscal contribution, bringing the overall venture to an estimated \$1.5 billion. Continuous annual budget assessment remains integral, intending to refine fiscal estimates informed by authentic construction progress data.

Financial Strategy

- WIFIA loans were sanctioned at a 4.5% interest rate, closing in September 2025.

- A \$20 million upfront financial commitment from Shorewood.
- IEPA state revolving funds at an approximately 2% interest rate.
- Deployment of revenue bonds spearheaded by the commission.

Municipality Required Improvements

Each participating municipality must independently address:

- Complying with an IEPA requisite for two days of water reserves.
- Establishing additional pipelines, reservoirs, and pump facilities.
- Significant water loss audit alignment, restricting to a 10% variance.
- Initiating corrosion studies to mitigate contamination risks akin to previous national examples.
- Phasing out depreciating system components.

Recent Progress Measures

- Institutionalization of Grand Prairie Water Commission (June 2024).
- Achieved public water supply status (March 2025).
- Design and commencement of the first work package - the tunnel extension initiated from a groundbreaking concluded six weeks prior.
- Substantial progression across all design phase projects.
- Accomplished land acquisitions for Grand Prairie's two facility sites as of August 2024.
- Complete fiscal reevaluation of baseline budget by May 2025.
- Launched online construction update platforms dedicated to stakeholder visibility.

Forthcoming Objectives (Next 12 Months)

1. Persistence in tunnel extension developments.
2. Reconciling design intricacies for twenty-six work packages.
3. Sustained coordination for land acquisitions, permit issuances, and inter-agency alignments.
4. Inviting competitive bids for seven main line projects (pipeline span: 60-66 inches).
5. Finalizing chemical supply agreement transitions between Chicago-Joliet to Grand Prairie.
6. Ongoing outreach for contractor and public informational sessions.

Technical Particulars and Future Enhancements

A comprehensive timeline details activity culminating in a significant subterranean tunnel, spanning 515 feet in a 10-foot diameter, positioned at a depth of 120 feet with project completion targeted for end of 2026.

Engineer Wiedeman outlined the compendium of easements necessary: "A total of around 400 varying easements will need acquisition for the project. Permits over 260 governmental agencies play a pivotal role, as will collaborative agreements intersecting multiple civic districts."

Council Discourse and Future Action

Discussions followed regarding potential disturbances like railroad undercrossing modifications and social media dissemination, coordinated under Administrator Wing's leadership for biannual updates.

Mayor's Conclusive Observations

Mayor Soliman succinctly reiterated the project's significant journey: "In the realm of heightening inter-municipal collaboration, industrious engagement endures despite predictable adversities. This represents the apex of investment within Crest Hill's storied legacy, heralding a future where water quality dramatically surpasses prior standards, aligned to secure sustainable water strategies for the forthcoming century across all partnered jurisdictions."

APPROVAL OF MINUTES: Mayor Soliman presented the minutes from the Work Session Meeting Held on June 23, 2025, for Council approval per the memo dated July 21, 2025.

(#2) Motion by Alderwoman Gazal seconded by Alderman Jefferson, to Approve the Minutes from the Work Session Held on June 23, 2025, per the memo dated July 21, 2025.

On roll call, the vote was:

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

NAYES: None.

ABSTAIN: Ald. Dyke.

ABSENT: Ald. Albert.

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

Mayor Soliman presented the minutes from the Work Session Meeting Held on June 30, 2025, for Council approval per the memo dated July 21, 2025.

(#3) Motion by Alderman Jefferson seconded by Alderman Deserio, to Approve the Minutes from the Work Session Held on June 30, 2025, per the memo dated July 21, 2025.

Prior to voting, Alderwoman Gazal raised concerns about the minutes' being very vague with detail and accuracy. Clerk Vershay-Hall commented that this meeting was held at the Public Work Facility Garage and the recording was inaudible due to the big fan running.

On roll call, the vote was:

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

NAYES: None.

ABSENT: Ald. Albert.

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

Mayor Soliman presented the minutes from the Regular Meeting Held on July 7, 2025, for Council approval per the memo dated July 21, 2025.

(#4) Motion by Alderwoman Gazal seconded by Alderman Jefferson, to Approve the Minutes from the Regular Meeting Held on July 7, 2025, per the memo dated July 21, 2025.

On roll call, the vote was:

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

NAYES: None.

ABSENT: Ald. Albert.

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

CITY ATTORNEY: Attorney Mike Stiff requested to Approve a Resolution Designating and Appointment City Administrator Blaine Wing as the Alternate Delegate to the Technical Advisory Committee (TAC) to the Grand Prairie Water Commission per the memo dated July 21, 2025.

The bylaws stipulate that each member municipality is required to appoint a permanent member and an alternate delegate to TAC. Attorney Stiff explained that due to a vacancy following the interim appointment of Public Works Director, Administrator Wing has been proposed as the temporary alternate delegate. Our permanent member remains City Engineer Ron Wiedeman.

This appointment will be revisited upon the hiring of a permanent Public Works Director, allowing for subsequent reassignment. Until such time, Administrator Wing is the designated backup, though his actual engagement is not anticipated frequently, as Engineer Wiedeman has consistently been present.

(#5) Motion by Alderperson Oberlin seconded by Alderman Jefferson, to Approve a Resolution Designating and Appointment City Administrator Blaine Wing as the Alternate Delegate to the Technical Advisory Committee (TAC) to the Grand Prairie Water Commission per the memo dated July 21, 2025.

On roll call, the vote was:

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

NAYES: None.

ABSENT: Ald. Albert.

There being seven (7) affirmative votes, the MOTION CARRIED.
Resolution #1321

CITY ADMINISTRATOR: City Administrator Blaine Wing requested to Approve a Resolution Approving an Independent Contractor Consulting Service Agreement by and between the City of Crest Hill, Will County, IL and Natalia Domovessova per the memo dated July 21, 2025.

Administrator Wing elaborated on the necessity for engaging Natalia Domovessova as a virtual planner, citing the growing backlog of municipal cases and stated that there are 30 to 31 cases. During the workshop, we highlighted the cost advantage of her service at \$80.00 per hour compared to the \$167.00 per hour charged by our current engineering consultant.

Emphasizing Ms. Domovessova's expertise, Administrator Wing detailed her qualifications noting that Ms. Domovessova collaborated with our Consultant Ron Mentzer in the past during his tenure in Warrenville and commented that she will bring a robust understanding of Illinois regulations and a proven constructive interaction ensuring an effective handling of the case backlog.

He also referred to the workshop meeting insights, where her efficiency in navigating complex Illinois compliance issues was discussed along with her proven record of collaborating effectively with our current engineering team.

(#6) Motion by Alderwoman Gazal seconded by Alderperson Oberlin, to Approve a Resolution Approving an Independent Contractor Consulting Service Agreement by and between the City of Crest Hill, Will County, IL and Natalia Domovessova per the memo dated July 21, 2025.

On roll call, the vote was:

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

NAYES: None.

ABSENT: Ald. Albert.

There being seven (7) affirmative votes, the MOTION CARRIED.
Resolution #1322

Administrator Wing requested to Approve a Resolution Approving an Updated and Extended Independent Contractor Agreement Consultant Service Agreement by and between the City of Crest Hill, Will County, IL and Ronald Mentzer per the memo dated July 21, 2025.

Administrator Wing outlined the extension of the Independent Contractor Agreement with Ronald Mentzer until the end of the year, incorporating a temporary director-acting premium of \$10 per hour for Consultant Mentzer, pending the appointment of a new Director. This adjustment was necessitated by the recent absence of a permanent Director. The premium will be discontinued upon the onboarding of the new Director. Administrator Wing commended Consultant Mentzer's substantial contributions to the transition of significant projects and set the stage for Director Daniel Ritter's entry, affirming that Consultant Mentzer will maintain his three-day weekly commitment while fulfilling additional responsibilities.

(#7) Motion by Alderperson Oberlin seconded by Alderwoman Gazal, to Approve a Resolution Approving an Updated and Extended Independent Contractor Agreement Consultant Service Agreement by and between the City of Crest Hill, Will County, IL and Ronald Mentzer per the memo dated July 21, 2025.

On roll call, the vote was:

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

NAYES: None.

ABSENT: Ald. Albert.

There being seven (7) affirmative votes, the MOTION CARRIED.
Resolution #1323

Administrator Wing requested to Approve a Resolution Approving an Extension of the Appointment of Julius Hansen as Interim Director of Public Works and Approving an Amended and Extended Employee Leasing Agreement by and between the City of Crest Hill and MGT Impact Solutions, LLC for Julius Hansen's Services as Interim Director of Public Works per the memo dated July 21, 2025.

This extension will be effective until January 2, 2026. Administrator Wing highlighted the successful renegotiation with MGT to extend the current pay rate through August, beyond the initial contract end date of August 8th. The agreement also incorporates a provision for termination with a 30-day notice if concluded earlier. Administrator Wing expressed confidence in Interim Director Hansen's performance during his tenure and revealed plans to interview finalist firms for a permanent director.

(#8) Motion by Alderman Dyke seconded by Alderman Deserio, to Approve a Resolution Approving an Extension of the Appointment of Julius Hansen as Interim Director of Public Works and Approving an Amended and Extended Employee Leasing Agreement by and between the City of Crest Hill and MGT Impact Solutions, LLC for Julius Hansen's Services as Interim Director of Public Works per the memo dated July 21, 2025.

On roll call, the vote was:

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

NAYES: None.

ABSENT: Ald. Albert.

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

Resolution #1324

Administrator Wing requested to Approve a Resolution Approving (and Ratifying the Execution) of an Employee Leasing Agreement by and between the City of Crest Hill, Will County, IL, and MGT Impact Solutions, LLC for the Services of Brian Bursiek as Temporary Administrative Assistant to the Interim Director of Public Works per the memo dated July 21, 2025.

Administrator Wing outlined the need for a resolution regarding Brian Bursiek, appointed as a temporary administrative assistant to support the Interim Public Works Director. Due to an unforeseen vacancy, Administrator Wing collaborated with MGT to promptly secure a qualified individual with relevant experience. Mr. Bursiek started the prior Wednesday, and Administrator Wing requested Council's official ratification of his labor arrangement.

(#9) Motion by Alderperson Oberlin seconded by Alderwoman Gazal, to Approve a Resolution Approving (and Ratifying the Execution) of an Employee Leasing Agreement by and between the City of Crest Hill, Will County, IL, and MGT Impact Solutions, LLC for the Services of Brian Bursiek as Temporary Administrative Assistant to the Interim Director of Public Works per the memo dated July 21, 2025.

On roll call, the vote was:

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

NAYES: None.

ABSENT: Ald. Albert.

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

Resolution #1325

Inquiries brought forth by the Council included future fire hydrant flushing schedules, updates on the 50/50 tree program, and temporary impediments by tree growth on signage. Administrator Wing committed to follow-ups for flushing dates, assured receipt of program drafts from Interim Director Hansen, and mentioned plans to deploy a "See Click Fix" public interface. Achievements such as labor savings in community maintenance and the reinstatement of the rain barrel program received commendations from Council members, alongside discussions to optimize resident acquisition costs.

PUBLIC WORKS DEPARTMENT: Mayor Soliman requested Approval of Pay Request #30 from Vissering Construction Inc. with Direction to Send it to the IEPA for Approval and Disbursement for a Total Amount of \$1,108,332.00 per the memo dated July 21, 2025.

(#10) Motion by Alderperson Oberlin seconded by Alderwoman Gazal, to Approve Pay Request #30 from Vissering Construction Inc. with Direction to Send it to the IEPA for Approval and Disbursement for a Total Amount of \$1,108,332.00 per the memo dated July 21, 2025.

On roll call, the vote was:

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

NAYES: None.

ABSENT: Ald. Albert.

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

Mayor Soliman requested Approval of Emergency Purchase and Service Two Pumps from Metropolitan Pump Co. for the East STP for a Total Cost of \$32,428.00 per the memo dated July 21, 2025.

(#11) Motion by Alderman Dyke seconded by Alderman Jefferson, for Approval of Emergency Purchase and Service Two Pumps from Metropolitan Pump Co. for the East STP for a Total Cost of \$32,428.00 per the memo dated July 21, 2025.

On roll call, the vote was:

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

NAYES: None.

ABSENT: Ald. Albert.

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

Mayor Soliman requested Approval of Emergency Repair Work with Layne Christensen Co. for Service to Well #4 not to Exceed an Amount of \$150,000.00 per the memo dated July 21, 2025.

(#12) Motion by Alderman Jefferson seconded by Alderwoman Gazal, for Approval of Emergency Repair Work with Layne Christensen Co. for Service to Well #4 not to Exceed an Amount of \$150,000.00 per the memo dated July 21, 2025.

On roll call, the vote was:

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

NAYES: None.

ABSENT: Ald. Albert.

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

CITY ENGINEER: City Engineer Ron Wiedeman requested to Award the contract to Len Cox and Sons Excavating for the Hillcrest Shopping Center Water Main Improvement in the Amount of \$1,795,366.25 per the memo dated July 21, 2025.

(#13) Motion by Alderperson Oberlin seconded by Alderwoman Gazal, to Award the contract to Len Cox and Sons Excavating for the Hillcrest Shopping Center Water Main Improvement in the Amount of \$1,795,366.25 per the memo dated July 21, 2025.

On roll call, the vote was:

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

NAYES: None.

ABSENT: Ald. Albert.

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

City Engineer Wiedeman requested to Approve a Resolution Approving a Construction Engineering Agreement for Hillcrest Shopping Center Water Main Replacement Improvement by and between the City of Crest Hill, Will County, Illinois and Christopher B. Burke Engineering, Ltd. For an Amount of \$224,410.00 per the memo dated July 21, 2025.

(#14) Motion by Alderman Cipiti seconded by Alderperson Oberlin, to Approve a Resolution Approving a Construction Engineering Agreement for Hillcrest Shopping Center Water Main Replacement Improvement by and between the City of Crest Hill, Will County, Illinois and Christopher B. Burke Engineering, Ltd. For an Amount of \$224,410.00 per the memo dated July 21, 2025.

On roll call, the vote was:

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

NAYES: None.

ABSENT: Ald. Albert.

There being seven (7) affirmative votes, the MOTION CARRIED.
Resolution #1326

City Engineer Wiedeman requested to Award the Contract to MJ Underground for the Inncircle-Phase I Water Main and Roadway Rehabilitation Improvement in an Amount of \$2,318,680.64 per the memo dated July 21, 2025.

(#15) Motion by Alderman Dyke seconded by Alderman Deserio, to Award the Contract to MJ Underground for the Inncircle-Phase I Water Main and Roadway Rehabilitation Improvement in an Amount of \$2,318,680.64 per the memo dated July 21, 2025.

On roll call, the vote was:

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

NAYES: None.

ABSENT: Ald. Albert.

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

City Engineer Wiedeman requested to Approve a Resolution Approving a Construction Engineering Agreement for Inncircle Drive Water Main Replacement and Roadway Rehabilitation Improvement by and between the City of Crest Hill, Will County, Illinois, and V3 Companies for an Amount of \$69,843.00 per the memo dated July 21, 2025.

(#16) Motion by Alderman Dyke seconded by Alderman Deserio, to Approve a Resolution Approving a Construction Engineering Agreement for Inncircle Drive Water Main Replacement and Roadway Rehabilitation Improvement by and between the City of Crest Hill, Will County, Illinois and V3 Companies for an Amount of \$69,843.00 per the memo dated July 21, 2025.

On roll call, the vote was:

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

NAYES: None.

ABSENT: Ald. Albert.

There being seven (7) affirmative votes, the MOTION CARRIED.
Resolution #1327

City Engineer Wiedeman requested to Award the Contract to M.J. Underground, Inc. for the Caton Farm Water Main Extension in the Amount of \$724,836.00 per the memo dated July 21, 2025.

(#17) Motion by Alderperson Oberlin seconded by Alderman Jefferson, to Award the Contract to M.J. Underground, Inc. for the Caton Farm Water Main Extension in the Amount of \$724,836.00 per the memo dated July 21, 2025.

On roll call, the vote was:

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

NAYES: None.

ABSENT: Ald. Albert.

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

City Engineer Wiedeman requested to Approve a Resolution Approving a Construction Engineering Agreement for Caton Farm Road Water Main Extension Improvement by and between the City of Crest Hill, Will County, Illinois, and Strand Associates, Inc. for an Amount of \$133,200.00 per the memo dated July 21, 2025.

(#18) Motion by Alderman Cipiti seconded by Alderman Jefferson, to Approve a Resolution Approving a Construction Engineering Agreement for Caton Farm Road Water Main Extension Improvement by and between the City of Crest Hill, Will County, Illinois, and Strand Associates, Inc. for an Amount of \$133,200.00 per the memo dated July 21, 2025.

On roll call, the vote was:

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

NAYES: None.

ABSENT: Ald. Albert.

Resolution #1328

City Engineer Wiedeman requested to Approve a Resolution Approving an Agreement for 2025 Roadway Rehabilitation Program by and between the City of Crest Hill, Will County, Illinois, and P.T. Ferro Construction Company for an Amount of \$716,911.65 per the memo dated July 21, 2025.

(#19) Motion by Alderman Cipiti seconded by Alderperson Oberlin, to Approve a Resolution Approving an Agreement for 2025 Roadway Rehabilitation Program by and between the City of Crest Hill, Will County, Illinois, and P.T. Ferro Construction Company for an Amount of \$716,911.65 per the memo dated July 21, 2025.

On roll call, the vote was:

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

NAYES: None.

ABSENT: Ald. Albert.

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

Resolution #1329

City Engineer Wiedeman requested to Approve a Resolution Approving an Agreement for Kelly and Cora Retaining Wall Replacement Improvement by and between the City of Crest Hill, Will County, Illinois, and MYS Incorporated for an Amount of \$372,282.22 per the memo dated July 21, 2025.

(#20) Motion by Alderman Dyke seconded by Alderman Deserio, to Approve a Resolution Approving an Agreement for Kelly and Cora Retaining Wall Replacement Improvement by and between the City of Crest Hill, Will County, Illinois, and MYS Incorporated for an Amount of \$372,282.22 per the memo dated July 21, 2025.

On roll call, the vote was:

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

NAYES: None.

ABSENT: Ald. Albert.

There being seven (7) affirmative votes, the MOTION CARRIED.
Resolution #1330

City Engineer Wiedeman requested to Approve a Supplemental Resolution for Improvement Under the Illinois Highway Code for Section No. 19-00051-00-MS for a New Salt & Brine Facility in the Amount of \$9,199.00 per the memo dated July 21, 2025.

(#21) Motion by Alderman Cipiti seconded by Alderman Oberlin, to Approve a Supplemental Resolution for Improvement Under the Illinois Highway Code for Section No. 19-00051-00-MS for a New Salt & Brine Facility in the Amount of \$9,199.00 per the memo dated July 21, 2025.

On roll call, the vote was:

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

NAYES: None.

ABSENT: Ald. Albert.

There being seven (7) affirmative votes, the MOTION CARRIED.
Resolution #1331

City Engineer Wiedeman requested to Approve a Resolution for Improvement Under the Illinois Highway Code for Section No. 23-00056-00-TL for the Traffic Signal Modernization, Intersection Improvement and Resurfacing in the Amount of \$676,488.75 per the memo dated July 21, 2025.

(#22) Motion by Alderman Oberlin seconded by Alderman Cipiti, to Approve a Resolution for Improvement Under the Illinois Highway Code for Section No. 23-00056-00-TL for the Traffic Signal Modernization, Intersection Improvement and Resurfacing in the Amount of \$676,488.75 per the memo dated July 21, 2025.

On roll call, the vote was:

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

NAYES: None.

ABSENT: Ald. Albert.

Resolution #1332

COMMUNITY DEVELOPMENT: There were no agenda items.

POLICE DEPARTMENT: Police Chief Ed Clark requested to Approve a Special Event Police Services Agreement with American Italian Cultural Society for Festa Italian per the memo dated July 21, 2025.

The event is scheduled for August 8th through August 10th, with specified hours outlined in the agreement. The insurance documentation is attached. Alderperson Oberlin highlighted the need to amend the city's address in the documents.

(#23) Motion by Alderperson Oberlin seconded by Alderwoman Gazal, to Approve a Special Event Police Services Agreement with American Italian Cultural Society for Festa Italian per the memo dated July 21, 2025.

On roll call, the vote was:

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

NAYES: None.

ABSTAIN: Ald. Cipiti.

ABSENT: Ald. Albert.

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

Chief Clark provided an update on the school resources officer program, noting that the review of the intergovernmental agreement with the school district is underway. Officer Outlaw has now achieved national and state certifications, and the department anticipates a formal approval presentation soon.

Mayor Soliman commended Chief Clark's diligence, emphasizing the program's significance for the Crest Hill schools.

Upon inquiry about the intersection of Nicholson and Ludwig, Chief Clark acknowledged the need for further review and action.

Regarding the National Night Out: Chief Clark announced that the event will be on September 4th, from 5:00 p.m. until 8:00 p.m., following past formats. Coordination with vendors is ongoing, and the involvement of a helicopter is confirmed, promising an expansive community engagement.

MAYOR'S REPORT: Mayor Soliman requested to Approve an Ordinance Amending Chapter 2.76 (Liquor Control Commissioner) of Title 2 (Administration and Personnel) of the City of Crest Hill Code of Ordinances (Codification of Deputy Liquor commissioner Salary) per the memo dated July 21, 2025.

Mayor Soliman informed the Council that this ordinance amendment had been thoroughly discussed at the work session held the previous Monday. The packet provided includes the list of current liquor license holders along with their classifications. Mayor Soliman emphasized the necessity to codify the Deputy Liquor Commissioner salaries based on recent findings.

(#24) Motion by Alderperson Oberlin seconded by Alderman Jefferson, to Approve an Ordinance Amending Chapter 2.76 (Liquor Control Commissioner) of Title 2 (Administration and Personnel) of the City of Crest Hill Code of Ordinances (Codification of Deputy Liquor commissioner Salary) per the memo dated July 21, 2025.

On roll call, the vote was:

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

NAYES: None.

ABSENT: Ald. Albert.

There being seven (7) affirmative votes, the MOTION CARRIED.
Ordinance #2030

Mayor Soliman apologized for not recognizing the Public Works Department during the June 30th work session meeting that was held at the Public Works Facility Garage. He then thanked the department and the Interim Public Works Director Julius Hansen for all they did to host the meeting.

Mayor Soliman announced that there was a Grand Opening and a tour of the facility at Hendrickson Bumper on Caton Farm Road, on Wednesday, July 16th.

Mayor Soliman announced that there will be a mosquito spraying on Tuesday, July 22, 2025.

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 July 31, 2025, in the Amount of \$528,680.78 per the memo dated July 21, 2025.

(#25) Motion by Alderman Jefferson seconded by Alderman Deserio, to Approve the list of bills issued through July 31, 2025, in the amount of \$528,680.78 for Council approval per the memo dated July 21, 2025.

On roll call, the vote was:

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

NAYES: None

ABSENT: Ald. Albert.

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

City Treasurer Jamie Malloy presented the Regular and Overtime Payroll from June 30, 2025, through July 13, 2025, in the amount of \$297,171.18 per the memo dated July 21, 2025.

UNFINISHED BUSINESS: There was no unfinished business.

NEW BUSINESS: There was no new business.

COMMITTEE/LIAISON REPORTS: There were no committee/liaison reports.

CITY COUNCIL COMMENTS: Alderperson Oberlin commented that with the severe heat approaching please check on the elderly. She also welcomed the new Community & Economic Development Director Daniel Ritter.

PUBLIC COMMENT: Stuart Soifer, a resident, asked if City Hall will be a cooling center with the extreme heat coming up. Mayor Soliman stated that the City is always a cooling center, and we are mentioned on Will County's site, as well.

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

(#26) Motion by Alderman Dyke seconded by Alderman Deserio, to adjourn the July 21, 2025, Council meeting.

On roll call, the vote was:

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

NAYES: None.

ABSENT: Ald. Albert.

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

The meeting was adjourned at 8:16 p.m.

Approved this ____ day of _____, 2025.

As presented _____

As amended _____

CHRISTINE VERSHAY-HALL, CITY CLERK

RAYMOND R. SOLIMAN, MAYOR

MINUTES OF THE WORK SESSION
CITY COUNCIL OF CREST HILL
WILL COUNTY, ILLINOIS
July 28, 2025

The July 28, 2025, the City Council work session was called to order by Mayor Raymond R. Soliman at 7:00 p.m. in the Council Chambers, 20600 City Center Blvd. Crest Hill, Will County, Illinois.

The following Council members were present: Mayor Raymond Soliman, City Treasurer Jamie Malloy, City Clerk Christine Vershay-Hall, Alderman Scott Dyke, Alderman Darrell Jefferson, Alderwoman Claudia Gazal, Alderperson Tina Oberlin, Alderman Mark Cipiti, Alderman Nate Albert.

Also Present were: City Administrator Blaine Wing, Police Chief Ed Clark, City Engineer Ron Wiedeman, Community & Economic Development Director Daniel Ritter, Building Commissioner Don Seeman, City Attorney Mike Stiff.

Absent were: Alderman Angelo Deserio, Alderman Joe Kubal, Finance Director Glenn Gehrke, Interim Public Works Director Julius Hansen, Community Development Consultant Ron Mentzer, Interim Human Resource Manager Dave Strahl.

TOPIC: Liquor License Applicant – Mickey's Gyros

Mayor Raymond Soliman initiated the discussion by recognizing a testimonial regarding Mickey's Gyros' stating their commendable service and food quality, noting, great food every time you go through the drive-thru and quick prompt service. Mayor Soliman then outlined the status of the liquor license application stating that this is a restaurant license, which is Mayor's choice, and no action is needed, and everything is in order.

Mayor Soliman explained that the applicant, Tony, had submitted most of the necessary paperwork, and the only thing we are waiting for is the dram shop insurance certification. He further explained once he receives that, he will give him a copy of the temporary license for him to ascertain his state liquor license. Mayor Soliman affirmed that upon receipt of the state liquor license, Tony would be authorized to serve beer and wine.

Mayor Soliman concluded by congratulating Tony and explained how he can contact Marybel, so he can do a business promotion.

TOPIC: 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

City Engineer Ron Wiedeman explained that the packet contained an agreement between the City and Strand Associates to provide design services for relocating the existing SCADA system from the existing east plant into the new east receiving station. Engineer Wiedeman commented that this is to move the existing SCADA system for water from the existing east plant into the new east receiving station.

He further elaborated that the project would include upgrading SCADA systems in all well houses. Currently, right now, we are doing inspections on the well homes to find out what needs to be overhauled and updated. Engineer Wiedeman explained that the reason this work was not included in the original design scope was because the scope was not clearly defined and they did not know exactly what systems were in shape and which ones need to be replaced.

Alderperson Oberlin asked if the entire system would be new and how long they typically last? Engineer Wiedeman confirmed that it would be new, and he clarified that the biggest issue right now is that the main SCADA is in the east plant while our operators are in the receiving station. Engineer Wiedeman then commented that the new configuration would provide redundancy, with Wiedeman explaining that if something goes on at the east receiving station for water, they can still get SCADA through the sanitary plant, the sanitary plant, and vice versa.

Regarding authorization and training, Engineer Wiedeman confirmed that Water Operator John Kemp and his staff would be the primary users of the system. When asked about the typical lifespan of such systems, the discussion revealed that some existing equipment was indeed old and needed replacement.

Mayor Soliman conducted an informal vote.

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

NAYES: None.

ABSENT: Ald. Deserio, Kubal.

TOPIC: Permit Fee Waiver Update

City Administrator Blaine Wing explained that the packet contained information regarding the City's permit fee waiver policy, which he had asked staff to research by examining practices in neighboring municipalities.

Administrator Wing outlined that a few years ago, Council did approve our Community and Economic Development Director and the Building Commissioner, to be able to waive up to \$2500.00 in fee waivers for other governmental entities. However, he pointed out the absence of provisions for the City Administrator position, despite overseeing both positions.

Administrator Wing presented two primary recommendations: firstly, he sought authority to waive permit fees up to \$10,000.00 for governmental entities, reflecting standard administrator purchasing authority limits of \$20,000.00 to \$25,000.00. Secondly, he proposed adopting Joliet's approach of offering a 50% fee reduction for non-exempt and nonprofit organizations, including homeowners' associations (HOAs), with a ceiling of \$10,000.00.

Alderman Cipiti asked if there will always be third party plan reviews? Commissioner Seeman commented that he does 90% of the review for projects, except for plumbing, which is outsourced to review. Alderman Cipiti asked who would review for roads and it was stated that Engineer Wiedeman would inspect for the roads.

Building Commissioner Don Seeman articulated findings from research conducted on neighboring communities:

- **Joliet:** No permit fees imposed on government units; tax-exempt entities receive 50% off permit fees.
- **Channahon:** Residents aged 65+ charged \$10 for specific permits.
- **Mokena:** Offers reduced fees for governmental, religious, educational, or charitable purposes.
- **Romeoville:** Waived expedited review fees for solar panels and wind turbines.
- **Shorewood:** Exempts school districts, fire districts, and other governmental entities from permit fees.

The ensuing discussion primarily concentrated on HOA road and alley projects, with several Council members voicing concerns regarding the proposed policy's equitable treatment and reach.

Stuart Soifer, a resident, and an HOA president addressed the Council, highlighting the financial challenges HOAs face regarding infrastructure maintenance: they suggested that city ownership would involve greater taxpayer costs. Discussions further illuminated project qualification confusions for fee waivers, and City staff clarified that undertakings should be assumed by the HOA as an organization, not by individual members.

The Council expressed frustration over limited data on how other towns manage road work. City Attorney Mike Stiff proposed an interim strategy: endorse immediate project actions while continuing research for a more inclusive policy—achieving Council support.

Alderpersn Oberlin commented that we waive this for other taxing bodies but it will still come out of the taxpayers pocket, one way or another and she does believe that there should be an adjustment but when people buy into private entities they need to understand that is what they are, a private entity and if they do not want to be in that situation then they should not buy there. She also commented that there are private alleys in the City that are not HOAs, which will end up in this same issue.

Alderwoman Gazal commented that she understands people chose to buy in a private entity, but they were not informed that the streets did not meet City code and asked why they were built to not meet City code. She then commented that looking at the big picture there will not be a waiver all the time and this is an investment for the City since they do not maintain these streets.

Attorney Stiff commented that we can give directions to staff and then ratify the decision later. Alderman Albert commented that it would be good to know which direction the Council is leaning, whether it be 50% or full amount.

Alderman Albert commented that it is unfair for the Council to have to make this decision tonight when two weeks ago this was a topic specifically about the streets and now, we have added in discussion of government entities and more instead of focusing on the streets.

Mayor Soliman asked for an informal vote which resulted in a split decision on adopting **0% fees** for HOA street and alley projects:

AYES: Ald. Albert, Oberlin, Gazal, Jefferson

NAYES: Cipiti, Dyke.

ABSENT: Deserio, Kubal.

It was stated that Alderman Cipiti and Alderman Dyke would support Administrator Wings recommendation.

The recorded vote was 4-2 for 0% on streets. City Attorney Stiff confirmed staff directives to draft a policy with a full 100% waiver for HOA street initiatives, following immediate requirements for formal enactment at the upcoming meeting on August 11th.

TOPIC: Discuss Smart Water Meter Assistance Program

City Administrator Blaine Wing presented information about a program to assist the remaining sixty-seven residential water users who had not yet replaced their water meters with smart meters. Administrator Wing explained that the City had been stuck at around 75 to 67 holdouts for some time and had researched how other municipalities handled similar situations.

Administrator Wing noted that while the Council had recently imposed a manual reading fee to cover costs, staff sought additional tools to encourage conversion. Based on research of other communities, Administrator Wing proposed two assistance options: a hardship grant of up to \$300 and a 0% interest loan for up to 36 months, also capped at \$300.00.

The \$300.00 amount was determined based on quotes from local plumbers. Administrator Wing explained he reached out to our local plumbers and was given an estimate price of \$250.00 and a resident with a hardship received a quote for \$265.00.

Alderman Cipiti inquired about the reasons residents had not yet converted their meters. Administrator Wing responded that based on 3-5 contacts, the main issue was the placement of hot water tanks in small spaces that made meter access difficult. He emphasized that the City would waive the \$50 permit fee but still require inspections for safety reasons, particularly when water heaters needed to be moved temporarily.

Alderman Cipiti raised concerns about whether non-responsive residents would suddenly respond to the assistance program. Administrator Wing acknowledged that the program would not achieve 100% conversion but would provide a mechanism for those experiencing genuine hardships.

The program would be funded through approximately \$25,000.00 in interest earned on water fund accounts, not from resident fees. Administrator Wing recommended limiting the program through the end of the year to create urgency. He noted that in his experience, some households never convert until the property is sold and new owners want the automatic read and leak detection features.

When asked about situations requiring more extensive work, such as meters buried behind walls, Administrator Wing clarified that either assistance option would be capped at \$300.00, with any additional costs being the homeowner's responsibility.

Mayor Soliman conducted an informal vote to direct staff and the City Attorney to create a policy and resolution for the hardship grant and 0% interest loan program up to \$300.00 for no more than 36 months.

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

NAYES: None.

ABSENT: Ald. Deserio, Kubal.

PUBLIC COMMENTS:

There were no public comments.

MAYOR UPDATES:

Mayor Soliman had nothing to report.

COMMITTEE/LIAISON UPDATES:

There were no committee/liaison updates.

CITY ADMINISTRATOR UPDATES:

Administrator Blaine Wing reminded the Council that he is off next week, and Police Chief Ed Clark will be acting.

Mayor Soliman stated that there is a need for an executive session for 5ILCS 120/2(c)(1) and 5ILCS 120/2(c)(2).

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

On roll call, the vote was:

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

NAYES: None.

ABSENT: Ald. Deserio, Kubal.

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

Executive Session 8:16 p.m.

(#2) Motion by Alderperson Oberlin seconded by Alderwoman Gazal, to reconvene from the executive session on Personnel 5 ILCS 120/2(c)(1) and 5ILCS 120/2(c)(2).

On roll call, the vote was:

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

NAYES: None.

ABSENT: Ald. Deserio, Kubal.

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

Reconvened 9:10p.m.

There being no further business before the Council, and no action needed from the executive sessions, the meeting is adjourned.

The meeting adjourned at 9:10 PM.

Approved this ____ day of _____, 2025.

As presented _____

As amended _____

CHRISTINE VERSHAY-HALL, CITY CLERK

RAYMOND R. SOLIMAN, MAYOR

DRAFT



Agenda Memo

Crest Hill, IL

Meeting Date:	August 4, 2025
Submitter:	Blaine Wing, City Administrator
Department:	Administration
Agenda Item:	Smart Water Meter Hardship Assistance Program

Summary: The City has 67 residential water users that have yet to replace their water meter with a smart water meter. In addition to charging a manual read fee of \$50 per read, staff is proposing a Smart Water Meter Assistance Program in the hopes that many of the remaining households will upgrade.

Recommended Council Action: Approve the Smart Water Meter Hardship Assistance Program, policy, and resolution, which allows

1. Hardship Grant, up to \$300 OR;
2. 0% interest loan for up to 36-months on up to \$300.

Financial Impact:

Funding Source: Water Fund

Budgeted Amount: \$25,000

Cost: Not known

Attachments:

- Policy for Smart Meter Assistance Program
- Smart Meter Assistance Program Application

RESOLUTION NO. _____

**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**

WHEREAS, the Corporate Authorities of the City of Crest Hill, Will County, Illinois, have the authority to adopt resolutions and to promulgate rules, regulations, and policies that pertain to the City's government and affairs and protect the public health, safety, and welfare of its citizens; and

WHEREAS, the City of Crest Hill has been transitioning at no cost to the customer all of the City's water customers to a new smart water meter which is capable of being read remotely; and

WHEREAS, all but 67 residential water customers have had their water meters replaced with the smart water meters despite repeated attempts by City Staff to notify said water customers of the need to schedule the water meter replacement; and

WHEREAS, the City Council recently amended its Code of Ordinances to establish a Manual Water Meter Reading Charge to those water customers who have not upgraded to the Smart Water Meter; and

WHEREAS, the City Council has been made aware of some water customers who have indicated a financial hardship or barrier to having the Smart Water Meter installed; and

WHEREAS, to assist with any financial hardship or barrier to having the Smart Water Meter installed, City Staff have drafted a policy/program for Smart Water Meter Hardship Assistance, a copy of which is attached hereto as Exhibit A and incorporated herein by reference; and

WHEREAS, the City Council has determined that it is in the best interest of the City and its citizens to approve the Smart Water Meter Hardship Assistance Policy and Procedure.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Crest Hill, Illinois, pursuant to its statutory authority, as follows:

SECTION 1: PREAMBLE. The City Council hereby finds that all the recitals contained in the preamble to this Resolution are true, correct, and complete and are hereby incorporated by reference hereto and made part hereof.

SECTION 2: POLICY APPROVED. The City Council hereby approves the Policy Regarding Smart Water Meter Hardship Assistance attached hereto as Exhibit A.

SECTION 3: SEVERABILITY. If any section, paragraph, clause, or provisions of this Resolution is held invalid, the invalidity of such section, paragraph, clause, or provision shall not affect any other provision of this Resolution.

SECTION 4: REPEALER. All ordinances, resolutions or orders, or parts thereof which conflict with the provisions of this Resolution, are to the extent of such conflict hereby repealed.

SECTION 5: EFFECTIVE DATE. This Resolution shall be in full force and effect immediately upon its passage and publication according to law.

[Left Intentionally Blank]

PASSED THIS 4TH DAY AUGUST, 2025.

	Aye	Nay	Absent	Abstain
Alderman Scott Dyke	_____	_____	_____	_____
Alderman Angelo Deserio	_____	_____	_____	_____
Alderwoman Claudia Gazal	_____	_____	_____	_____
Alderman Darrell Jefferson	_____	_____	_____	_____
Alderperson Tina Oberlin	_____	_____	_____	_____
Alderman Mark Cipiti	_____	_____	_____	_____
Alderman Nate Albert	_____	_____	_____	_____
Alderman Joe Kubal	_____	_____	_____	_____
Mayor Raymond R. Soliman	_____	_____	_____	_____

APPROVED THIS 4TH DAY AUGUST, 2025.

Raymond R. Soliman, Mayor

ATTEST:

Christine Vershay-Hall, City Clerk

EXHIBIT A
(Smart Water Meter Hardship
Assistance Policy/Program

2025 Smart Water Meter Hardship Assistance Program

Purpose: To ensure all residents can complete smart water meter installations the City will begin offering financial support for plumbing-related challenges, either through direct assistance or a no-interest loan. Additionally, while the City still requires a permit to adjust/move/replace hot water tanks, the City will waive the \$50 permit fee if the adjustment or move (even temporary) is necessary to install the smart meter.

Program Options – Only one OR the other:

1. Hardship Grant.

- **Maximum Assistance:** Up to \$300 per household.
- **Eligibility Window:** July 1, 2025 – December 31, 2025.*
- **Requirements:**
 - Plumbing issue must directly prevent smart meter installation.
 - Resident must demonstrate financial hardship or have previously reported hardship with City Administrator having final approval.
 - Receipts required for reimbursement or verification.
 - Residents with prior hardship applications may reuse them but must submit receipts for this program.

*If a resident can demonstrate a financial hardship and previously paid for a plumbing issue that prevented a smart meter to be installed, the City Administrator can review their application as if it was submitted during the eligibility window.

2. 36-Month 0% Interest Loan.

- **Eligibility:** Residents who do not qualify for the hardship grant.
- **Loan Terms:**
 - Up to \$300 for eligible plumbing work.
 - 0% interest over 36 months.
 - Monthly payments of approximately \$8.33.
- **Requirements:**
 - Plumbing issue must be verified by installer or city staff.
 - Resident must sign a loan agreement and provide receipts.

- Loan is billed through the resident's water utility account.
-

Application Process

1. **Assessment:** Installer identifies plumbing-related barrier.
 2. **Application Submission:** Resident completes form and attaches receipts.
 3. **Review & Approval:** City verifies eligibility and selects grant or loan option.
 4. **Disbursement:** Grant recipients are reimbursed, or at City's discretion, City pays contractor directly; loan recipients begin monthly billing.
-

Communication Plan

- Include program details in letters to non-compliant households.
- Post on City's website and social media.
- Train installers and customer service staff to explain both options.



Smart Water Meter Hardship Assistance Program Application

Resident Information

Name: _____

Address: _____

Phone Number: _____

Email: _____

\$300 Hardship Grant Eligibility

Please check all that apply:

- ☐ Plumbing issue prevents meter installation
- ☐ Financial hardship (e.g., income below threshold or assistance program participant)
- ☐ Previously reported hardship during smart meter rollout

Note: Receipts are required for reimbursement.

36-Month 0% Interest Loan Option

If you do not qualify for the hardship grant, you may apply for a 0% interest loan.

- ☐ I would like to apply for the 36-month 0% interest loan (up to \$300)

Monthly payments will be billed through your water utility account.

Required Documents Checklist

- ☐ Itemized receipts for plumbing work
- ☐ Proof of income or assistance program participation (if applying for hardship grant)
- ☐ Signed loan agreement (if applying for loan)

Signature

Signature: _____

Date: _____

Agenda Memo**Crest Hill, IL**

Date:	7/30/2025
Submitter:	Julius Hansen, Interim Director of Public Works
Department:	Public Works
Agenda Item:	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

Summary:

Strand Engineering and Staff have reviewed the attached pay requests from Vissering Construction Inc for the West Plant Expansion Project and are asking the council to approve these along with the invoice in the list of bills. Vissering's pay request #31 is \$1,036,996.72 for work performed between July 1 and July 31, 2025. Once the City receives the disbursement check from the IEPA the City will release the check to Vissering.

Recommended Council Action:

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.

Financial Impact:

See attached memo and application for payment from Strand Engineering

Attachments:

Memo and application for payment from Strand Engineering Pay Request #30



Strand Associates, Inc.[®]
1170 South Houbolt Road
Joliet, IL 60431
(P) 815.744.4200
www.strand.com

July 30, 2025

Mr. Julius Hansen, Interim Director of Public Works
City of Crest Hill
20600 City Center Boulevard
Crest Hill, IL 60403

Re: Crest Hill West Sewage Treatment Plant Improvements
Contract 1-2022
City of Crest Hill, Illinois (City)

Dear Mr. Hansen:

Enclosed are Pay Application No. 31, waivers of lien, certified payroll, American Iron and Steel documentation, and apprenticeship reporting forms for the City's West Sewage Treatment Plant Improvements project. A summary of the Contract status is shown on the enclosed Application for Payment.

For Pay Application No. 31, Vissering Construction Company (Contractor) is requesting a total of \$1,036,996.72 for the work performed between July 1 and 31, 2025. Please refer to its breakdown of values in the enclosed pay application. Specifically, this value includes a variety of items such as general conditions; overhead and profit; elevated walkway concrete work at Structure 30; miscellaneous small concrete pours; metal fabrications and grating at Structures 30, 47 and 75; painting; underground site piping and manholes; Structures A10, B20, C45, and D50 electrical work; and UV Disinfection System partial installation. Strand Associates, Inc.[®] has reviewed the pay application submitted by Contractor and recommends the Application for Payment request in the amount of \$1,036,996.72.

The current total Contract amount is \$49,460,138.00. There have been eight change orders to date. Total work completed through July 31, 2025, is \$38,545,110.11. A total of \$2,473,006.90 is being held in retainage, in accordance with the Contract Documents.

Sincerely,

STRAND ASSOCIATES, INC.[®]

Dominic L. Gattone, P.E.

Enclosures

SUMMARY SHEET
(Use with AP2 or AP3)

APPLICATION FOR PAYMENT

ATTN: JULIUS HANSEN, INTERIM PUBLIC WORKS DIRECTOR
 OWNER: 20600 CITY CENTER BLVD, CREST HILL,
 IL 60403
 CONTRACTOR: VISSERING CONSTRUCTION
 COMPANY

PROJECT: W. SEWAGE TREATMENT PLANT
 IMPROVEMENTS
 CONTRACT: 1-2022 (11108.00)

07.31.2025

PAYMENT APPLICATION NO.: 31

CONTRACT AMOUNT	
ORIGINAL CONTRACT AMOUNT	\$50,640,000.00
PLUS: ADDITIONS TO CONTRACT	\$258,286.00
LESS: DEDUCTIONS FROM CONTRACT	\$1,438,148.00
ADJUSTED CONTRACT AMOUNT TO DATE	\$49,460,138.00
WORK PERFORMED	
COST OF WORK COMPLETED	\$38,545,110.11
PLUS MATERIALS STORED (ATTACH SCHEDULE)	\$0.00
NET AMOUNT EARNED TO DATE	\$38,545,110.11
LESS AMOUNT OF RETAINAGE	\$2,473,006.90
SUBTOTAL	\$36,072,103.21
LESS PREVIOUS PAYMENTS	\$35,035,106.49
AMOUNT DUE THIS APPLICATION	\$1,036,996.72

CONTRACTOR's Certification:

The undersigned CONTRACTOR certifies, to the best of its knowledge, the following: (1) All previous progress payments received from OWNER on account of Work done under the Contract have been applied on account to discharge CONTRACTOR's legitimate obligations incurred in connection with the Work covered by prior Applications for Payment; (2) Title to all Work, materials and equipment incorporated in said Work, or otherwise listed in or covered by this Application for Payment, will pass to OWNER at time of payment free and clear of all Liens, security interests, and encumbrances (except such as covered by a bond acceptable to OWNER indemnifying OWNER against any such Liens, security interest, or encumbrances); and (3) All Work covered by this Application for Payment is in accordance with the Contract Documents and

VISSERING CONSTRUCTION COMPANY

CONTRACTOR

BY:



(Authorized Signature)

BY:

Tony Marzetta, Project Manager

(Print Name)

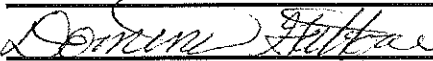
Payment of the above AMOUNT DUE THIS APPLICATION is recommended:

DATED:

July 30, 25

STRAND ASSOCIATES, INC. ®

BY:



(Authorized Signature)

BY:

Dominic Gatlone

(Print Name)

Contractor's Application for Payment No. 31

Application Period: 07.01.2025 - 07.31.2025		Application Date: 07.31.2025	
To (Owner) CITY OF CREST HILL, IL; ATTN: J.HANSEN 20600 CITY CENTER BLVD, CREST HILL, IL 60403	From (Contractor): VISSERING CONSTRUCTION COMPANY	Via (Engineer): STRAND ASSOCIATES	
Project: W. SEWAGE TREATMENT PLANT IMPROVEMENTS	Contract: GENERAL CONSTRUCTION		
Owner's Contract No.:	Contractor's Project No.: 11108.00	Engineer's Project No.: 1-2022	

Application For Payment Change Order Summary

Approved Change Orders		
Number	Additions	Deductions
1	\$45,297.00	(\$1,383,338.00)
2	\$19,757.00	
3	\$9,362.00	(\$16,295.00)
4	\$45,205.00	(\$1,807.00)
5	\$26,445.00	(\$16,675.00)
6	\$56,463.00	(\$20,035.00)
7		
8	\$55,757.00	
TOTALS	\$258,286.00	(\$1,438,148.00)
NET CHANGE BY CHANGE ORDERS	(\$1,179,862.00)	

1. ORIGINAL CONTRACT PRICE..... \$ 50,640,000.00
2. Net change by Change Orders..... \$ (1,179,862.00)
3. Current Contract Price (Line 1 ± 2)..... \$ 49,460,138.00
4. TOTAL COMPLETED AND STORED TO DATE
(Column F on Progress Estimate)..... \$ 38,545,110.11
5. RETAINAGE:
 - a. 5% X \$ 49,460,138.00 Work Completed..... \$ 2,473,006.90
 - b. 10% X _____ Stored Material..... \$ -
 - c. Total Retainage (Line 5a + Line 5b)..... \$ 2,473,006.90
6. AMOUNT ELIGIBLE TO DATE (Line 4 - Line 5c)..... \$ 36,072,103.21
7. LESS PREVIOUS PAYMENTS (Line 6 from prior Application)..... \$ 35,035,106.49
8. AMOUNT DUE THIS APPLICATION..... \$ 1,036,996.72
9. BALANCE TO FINISH, PLUS RETAINAGE
(Column G on Progress Estimate + Line 5 above)..... \$ 13,388,034.79

Contractor's Certification

The undersigned Contractor certifies that to the best of its knowledge: (1) all previous progress payments received from Owner on account of Work done under the Contract have been applied on account to discharge Contractor's legitimate obligations incurred in connection with Work covered by prior Applications for Payment; (2) title of all Work, materials and equipment incorporated in said Work or otherwise listed in or covered by this Application for Payment will pass to Owner at time of payment free and clear of all Liens, security interests and encumbrances (except such as are covered by a Bond acceptable to Owner indemnifying Owner against any such Liens, security interest or encumbrances); and (3) all Work covered by this Application for Payment is in accordance with the Contract Documents and is not defective.

By:  Date: 7/28/2025

Tony Marzetta, Project Manager

Payment of: \$ _____
(Line 8 or other - attach explanation of the other amount)

is recommended by: _____ (Engineer) _____ (Date)

Payment of: \$ _____
(Line 8 or other - attach explanation of the other amount)

is approved by: _____ (Owner) _____ (Date)

Approved by: _____
Funding Agency (if applicable) _____ (Date)



Agenda Memo

Crest Hill, IL

Meeting Date:	August 4, 2025
Submitter:	Ronald J Wiedeman
Department:	Engineering
Agenda Item:	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.

Summary: Attached is a proposal to design a new water SCADA system to be located in the new Eastern Receiving Station for the new Grand Prairie Water Supply. The existing outdated system located at the east Sanitary Sewer Treatment plant will be removed and a new updated system will be installed in the new eastern receiving station. This new system will also update the SCADA control panels at Wells No. 1,4,7,8, 9/12 and 11.

The current schedule to have this work completed is March 31, 2026 so it can be included in the bid package for the new eastern and western receiving stations.

Recommended Council Action: 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.

Financial Impact:

Funding Source: Water

Budgeted Amount: \$100,000.00

Cost: \$43,000.00

Attachments:

Resolution SCADA Design.pdf

SCADA Design Proposal-\$43k.pdf

RESOLUTION NO. _____

A RESOLUTION APPROVING DESIGN AND RELATED SERVICES FOR THE NEW WATER SCADA SYSTEM LOCATED IN THE EASTERN RECEIVING STATION FOR GRAND PRAIRIE WATER COMMISSION (GPWC) DELIVERY POINT BY AND BETWEEN THE CITY OF CREST HILL, WILL COUNTY, ILLINOIS AND STRAND ASSOCIATES, INC. FOR AN AMOUNT OF \$43,000.00

WHEREAS, the Corporate Authorities of the City of Crest Hill, Will County, Illinois, have the authority to adopt resolutions and to promulgate rules and regulations that pertain to the City's government and affairs and protect the public health and, safety, and welfare of its citizens; and

WHEREAS, pursuant to Section 2-2-12 of the Illinois Municipal Code (65 ILCS 5/2-2-12), the City Council possesses the authority to enter into contracts that serve the legitimate corporate purposes of the City; and

WHEREASECS . Strand Associates, Inc.(the "COMPANY"), is an entity that is in the business of providing design and related services for the new water SCADA system located in the Eastern receiving station for Grand Prairie Water Commission (GPWC) delivery point (the "Services"); and

WHEREAS, the City Council desires to engage the Company to provide the Services and the Company is ready, willing to perform the Services for the City; and

WHEREAS, City Staff have negotiated 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 point (the "Agreement") with the Company for the purposes of engaging the Company to perform the Services (a copy of the Agreement is attached hereto as Exhibit A and fully incorporated herein); and

WHEREAS, the Staff and City Council has reviewed the Agreement and determined that the conditions, terms, and provisions of the Agreement are fair, reasonable, and acceptable to the City; and

WHEREAS, the City Council has determined that it is in the best interest of the City and its citizens to enter into the Agreement with the Company.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Crest Hill, Illinois, pursuant to its statutory authority, as follows:

SECTION 1: PREAMBLE. The City Council hereby finds that all of the recitals contained in the preamble to this Resolution are true, correct and complete and are hereby incorporated by reference hereto and made part hereof.

SECTION 2: AGREEMENT APPROVED. The City Council hereby finds and declares that the conditions, terms, and provisions of this Agreement (Exhibit A) in the amount of \$43,000.00 are fair, reasonable, and acceptable to the City and that the same is hereby approved in form and substance. Therefore, the City Council hereby authorizes and directs the Mayor to execute and deliver, and the Clerk to attest, the Agreement, and further to take any and all other actions, including without limitation the execution and delivery of any and all documents, necessary and appropriate to effectuate the intent of this Resolution, which is to enter into the Agreement with the Company.

SECTION 3: SEVERABILITY. If any section, paragraph, clause or provisions of this Resolution is held invalid, the invalidity of such section, paragraph, clause or provision shall not affect any other provision of this Resolution.

SECTION 4: REPEALER. All ordinances, resolutions or orders, or parts thereof, which conflict with the provisions of this Resolution, are to the extent of such conflict hereby repealed.

SECTION 5: EFFECTIVE DATE. This Resolution shall be in full force and effect immediately upon its passage and publication according to law.

[Intentionally Blank]

PASSED THIS 4TH DAY AUGUST, 2025.

	Aye	Nay	Absent	Abstain
Alderman Scott Dyke	_____	_____	_____	_____
Alderman Angelo Deserio	_____	_____	_____	_____
Alderwoman Claudia Gazal	_____	_____	_____	_____
Alderman Darrell Jefferson	_____	_____	_____	_____
Alderperson Tina Oberlin	_____	_____	_____	_____
Alderman Mark Cipiti	_____	_____	_____	_____
Alderman Nate Albert	_____	_____	_____	_____
Alderman Joe Kubal	_____	_____	_____	_____
Mayor Raymond R. Soliman	_____	_____	_____	_____

APPROVED THIS 4TH DAY OF AUGUST 2025.

Raymond R. Soliman, Mayor

ATTEST:

Christine Vershay-Hall, City Clerk

EXHIBIT A



EXHIBIT A

July 10, 2025

City of Crest Hill
20600 City Center Boulevard
Crest Hill, IL 60403

Attention: Honorable Raymond Soliman, Mayor

Re: Agreement for Design Services
Final Design of Water Supervisory Control and Data Acquisition (SCADA) System
Modifications

This is an Agreement between the City of Crest Hill, Illinois, hereinafter referred to as OWNER, and Strand Associates, Inc.[®], hereinafter referred to as ENGINEER, to provide Design Services (Services) for the Water SCADA System Modifications Project. This Agreement shall be in accordance with the following elements.

Scope of Services

OWNER's existing water system SCADA system consists of outdated technology and lacks documentation. Bidding Documents will be prepared to address OWNER-defined deficiencies identified in the Project's preliminary design phase. The Project will include modifications and additions to the existing SCADA system and will move the master data collection site to the new receiving station. ENGINEER will provide the following Services to OWNER.

Design Services

1. Design the replacement of the back panels in the SCADA control panels at Wells Nos. 1, 4, 7, 8, 9/12, and 11; and the relocation of the master SCADA control panel from the East Wastewater Treatment Plant to the new receiving station building adjacent to Well No. 10. New back panels will include new Allen-Bradley CompactLogix controllers, Ethernet network switches, and radios with provisions for back-up cellular communication. The status input and alarms not addressed as part of the pre-design will be incorporated and instruments and field devices identified as non-functional during the pre-design will be replaced as part of the design. The design will also include modifications to the water SCADA System hardware and software.
2. Prepare 50 percent technical specifications and engineering drawings to be incorporated into the receiving station project Bidding Documents. Prepare Bidding Documents using Engineers Joint Contract Documents Committee C-700 Standard General Conditions of the Construction Contract, 2018 edition, technical specifications, and engineering drawings. Prepare an opinion of probable construction cost based on the OWNER-selected additions to the SCADA system and back panel replacements at the remote and master sites. Review with OWNER via teleconference.
3. Incorporate OWNER's comments, as appropriate, and develop 90 percent technical specifications and engineering drawings. Review the Bidding Documents with OWNER via teleconference.
4. Incorporate OWNER's comments, as appropriate, from the 90 percent documents and incorporate into the final receiving station Bidding Documents.

MES:sem\R\VOL\Documents\Agreements\C\Crest Hill, IL\WaterSCADASystemUpgrades\FinalDsn.2025\Agr\3894.078.docx

City of Crest Hill, Illinois
Page 2
July 10, 2025

Service Elements Not Included

The following services are not included in this Agreement. If such services are required, they will be provided through an amendment to this Agreement or through a separate agreement.

1. Additional Site Visits and/or Meetings: Additional OWNER-required site visits or meetings.
2. Bidding Alternatives and Bid Phasing: Any services involved in providing bidding alternatives or bidding phases.
3. Bidding- and Construction-Related Services: Any services involved in performing bidding- and construction-related services.
4. Preparation for and/or Appearance in Litigation on Behalf of OWNER: Any services related to litigation.
5. Revising Designs, Drawings, Specifications, and Documents: Any services required after these items have been previously approved by state or federal regulatory agencies, because of a change in project scope or where such revisions are necessary to comply with changed state and federal regulations that are put in force after Services have been partially completed.

Compensation

OWNER shall compensate ENGINEER for Services under this Agreement a lump sum of \$43,000.

Only sales taxes or other taxes on Services that are in effect at the time this Agreement is executed are included in the Compensation. If the tax laws are subsequently changed by legislation during the life of this Agreement, this Agreement will be adjusted to reflect the net change.

The lump sum for the Services is based on wage scale/hourly billing rates, adjusted annually on July 1, that anticipates the Services will be completed as indicated. Should the completion time be extended, it may be cause for an adjustment in the lump sum that reflects any wage scale adjustments made.

The lump sum will not be exceeded without prior notice to and agreement by OWNER but may be adjusted for time delays, time extensions, amendments, or changes in the **Scope of Services**. Any adjustments will be negotiated based on ENGINEER's increase or decrease in costs caused by delays, extensions, amendments, or changes.

Schedule

Services will begin upon execution of this Agreement, which is anticipated the week of August 4, 2025. Services are scheduled for completion on March 31, 2026.

Standard of Care

The Standard of Care for all Services performed or furnished by ENGINEER under this Agreement will be the care and skill ordinarily used by members of ENGINEER's profession practicing under similar circumstances at the same time and in the same locality. ENGINEER makes no warranties, express or implied, under this Agreement or otherwise, in connection with ENGINEER's Services.

City of Crest Hill, Illinois
Page 3
July 10, 2025

OWNER's Responsibilities

1. Assist ENGINEER by placing at ENGINEER's disposal all available information pertinent to this project including previous reports, previous drawings and specifications, and any other data relative to the scope of this project.
2. Furnish to ENGINEER, as required by ENGINEER for performance of Services as part of this Agreement, data prepared by or services of others obtained or prepared by OWNER relative to the scope of this project, all of which ENGINEER may rely upon in performing Services under this Agreement.
3. Provide access to and make all provisions for ENGINEER to enter upon public and private lands as required for ENGINEER to perform Services under this Agreement.
4. Examine all reports, sketches, estimates, special provisions, drawings, and other documents presented by ENGINEER and render, in writing, decisions pertaining thereto within a reasonable time so as not to delay the performance of ENGINEER.
5. Provide all legal services as may be required for the development of this project.

Opinion of Probable Cost

Any opinions of probable cost prepared by ENGINEER are supplied for general guidance of OWNER only. ENGINEER has no control over competitive bidding or market conditions and cannot guarantee the accuracy of such opinions as compared to contract bids or actual costs to OWNER. If OWNER requires more than general guidance, then OWNER agrees to obtain an independent cost estimate by others.

Changes

1. OWNER may make changes within the general scope of this Agreement in the Services to be performed. If such changes cause an increase or decrease in ENGINEER's cost or time required for performance of any Services under this Agreement, an equitable adjustment will be made and this Agreement will be modified in writing accordingly.
2. No services for which additional compensation will be charged by ENGINEER will be furnished without the written authorization of OWNER. The fee established herein will not be exceeded without agreement by OWNER but may be adjusted for time delays, time extensions, amendments, or changes in the **Scope of Services**.
3. If there is a modification of Agency requirements relating to the Services to be performed under this Agreement subsequent to the date of execution of this Agreement, the increased or decreased cost of performance of the Services provided for in this Agreement will be reflected in an appropriate modification of this Agreement.

Extension of Services

This Agreement may be extended for additional Services upon OWNER's authorization. Extension of Services will be provided for a lump sum or an hourly rate plus expenses.

Payment

OWNER shall make monthly payments to ENGINEER for Services performed in the preceding month based upon monthly invoices. Nonpayment 30 days after the date of receipt of invoice may, at ENGINEER's option, result in assessment of a 1 percent per month carrying charge on the unpaid balance.

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City of Crest Hill, Illinois
Page 4
July 10, 2025

Nonpayment 45 days after the date of receipt of invoice may, at ENGINEER's option, result in suspension of Services upon five calendar days' notice to OWNER. ENGINEER will have no liability to OWNER, and OWNER agrees to make no claim for any delay or damage as a result of such suspension caused by any breach of this Agreement by OWNER. Upon receipt of payment in full of all outstanding sums due from OWNER, or curing of such other breach which caused ENGINEER to suspend Services, ENGINEER will resume Services and there will be an equitable adjustment to the remaining project schedule and compensation as a result of the suspension.

Failure to make payments to ENGINEER is cause for termination upon two-week notice to OWNER.

Termination

This Agreement may be terminated with cause in whole or in part in writing by either party subject to a two-week notice and the right of the party being terminated to meet and discuss the termination before the termination takes place. ENGINEER will be paid for all completed or obligated Services up to the date of termination.

Data Provided by Others

ENGINEER is not responsible for the quality or accuracy of data nor for the methods used in the acquisition or development of any such data where such data is provided by or through OWNER, contractor, or others to ENGINEER and where ENGINEER's Services are to be based upon such data. Such data includes, but is not limited to, reports, calculations, designs, drawings, specifications, record drawings, and contractor's marked-up drawings.

Third-Party Beneficiaries

Nothing contained in this Agreement creates a contractual relationship with or a cause of action in favor of a third party against either OWNER or ENGINEER. ENGINEER's Services under this Agreement are being performed solely for OWNER's benefit, and no other party or entity shall have any claim against ENGINEER because of this Agreement or the performance or nonperformance of Services hereunder. OWNER and ENGINEER agree to require a similar provision in all contracts with contractors, subcontractors, subconsultants, vendors, and other entities involved in this project to carry out the intent of this provision.

Dispute Resolution

Except as may be otherwise provided in this Agreement, all claims, counterclaims, disputes, and other matters in question between OWNER and ENGINEER arising out of or relating to this Agreement or the breach thereof will be decided first by mediation, if the parties mutually agree, or with a bench trial in a court of competent jurisdiction within the State of Illinois.

Remedies

Neither ENGINEER nor OWNER shall be liable to the other for special, indirect, punitive, or consequential damages for claims, disputes, or other matters in question arising out of this or relating to this Agreement. This mutual waiver is applicable, without limitation, due to either party's termination of this Agreement.

City of Crest Hill, Illinois
Page 5
July 10, 2025

Terms and Conditions

The terms and conditions of this Agreement will apply to the Services defined in the **Scope of Services** and represent the entire Agreement and supersede any prior proposals, Requests for Qualifications, or Agreements. OWNER-supplied purchase order is for processing payment only; terms and conditions on the purchase order shall not apply to these Services.


IN WITNESS WHEREOF the parties hereto have made and executed this Agreement.

ENGINEER:

OWNER:

STRAND ASSOCIATES, INC.®

CITY OF CREST HILL, ILLINOIS



Joseph M. Bunker Date 7/10/25
Corporate Secretary

Raymond R. Soliman Date
Mayor



Agenda Memo

Crest Hill, IL

Meeting Date:	August 4, 2025
Submitter:	Blaine Wing, City Administrator
Department:	Administration
Agenda Item:	Approving a Policy Regarding Permit Fee Waivers for City of Crest Hill Homeowners' Association Road and Alley Projects

Summary: On July 28th City Council had a robust discussion on reducing permit fees. General consensus narrowed the scope to waiving 100% of the permit fees of roads, alleys, and sidewalks for Homeowners' Associations. As roads, alleys, and sidewalks could provide public benefit and/or use, these were called out. Driveways, aprons, and similar were not included, as they did not provide the same level of public benefit and/or possible use.

Background: In recent years, there have been requests to revise this structure to better reflect the public-serving nature of certain applicants and to reduce financial burdens on community-focused organizations. In response, a few years ago, the City did authorize up to \$2,500 of permit fees to be waived by the Community & Economic Development Director or Building Commissioner for other governments.

Update to City's Policy: Crest Hill Homeowner associations (HOAs) shall be eligible for a 100% reduction in standard permitting fees for roads, alleys, and sidewalks. Driveways, aprons, and similar are not included in the reduction waiver. This reduction shall not apply to pass-through costs incurred by the City, including but not limited to third-party plan reviews, inspections, and legal or engineering services, which must be paid in full.

Recommended Council Action: Approve the attached resolution and update to the City's policy.

Financial Impact:

Funding Source: General Fund

Budgeted Amount: Reduces revenue, but this is variable based on permitted projects.

Cost: No cost

Attachments: Resolution Approving Policy Update and Permit Fee Waiver for Roads, Alleys, and sidewalks for Homeowners' Associations.

RESOLUTION NO. _____

**A RESOLUTION APPROVING A POLICY REGARDING PERMIT FEE WAIVERS FOR
CITY OF CREST HILL HOMEOWNERS' ASSOCIATION ROAD AND ALLEY
PROJECTS**

WHEREAS, the Corporate Authorities of the City of Crest Hill, Will County, Illinois, have the authority to adopt resolutions and to promulgate rules, regulations, and policies that pertain to the City's government and affairs and protect the public health, safety, and welfare of its citizens; and

WHEREAS, there are within the City of Crest Hill, certain Homeowners' Associations which are solely financially responsible for the maintenance and repair of the roads and alleys within the Association's subdivision and/or neighborhood despite paying property taxes; and

WHEREAS, many of said Homeowners' Associations are registered as not-for-profit entities with the State of Illinois; and

WHEREAS, the City Council is committed to fostering positive relationships with these Homeowners' Associations; and

WHEREAS, the City has in place certain Ordinances which relate to the securance of building permits for various projects, including but not limited to the repaving/reconstruction of roadways and alleys within the City; and

WHEREAS, the City has determined to assist not-for-profit Homeowners' Associations within the City from the burden of certain City building permit fees related to roadway and alley repaving/reconstruction and/or maintenance projects; and

WHEREAS, City staff and the City Attorney have drafted a policy which allows the waiver of and will reduce to zero (0) dollars the City's building permit fees relating to certain approved roadway and alley repaving/reconstruction and/or maintenance projects for not-for-profit Homeowners' Associations; and

WHEREAS, the City Council has determined that pursuant to Exhibit A, all outside consultant's fees or costs will not be waived and the project applicant would be responsible for one hundred percent (100%) of all City outside consultant fees and costs for the applicable road and alley project; and

WHEREAS, the policy regarding permit fee waivers for certain not-for-profit Homeowners' Associations (the "POLICY") is attached to and incorporated herein as Exhibit A, and

WHEREAS, the City Council discussed the parameters of this POLICY at its July 28, 2025, workshop meeting and determined that it reasonable and appropriate; and

WHEREAS, the City Council has determined that it is in the best interest of the City and its citizens to approve the POLICY.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Crest Hill, Illinois, pursuant to its statutory authority, as follows:

SECTION 1: PREAMBLE. The City Council hereby finds that all the recitals contained in the preamble to this Resolution are true, correct, and complete and are hereby incorporated by reference hereto and made part hereof.

SECTION 2: POLICY APPROVED. The City Council hereby approves the Policy Regarding Permit Fee Waivers for not-for-profit Homeowners' Associations' road and alley projects attached hereto as Exhibit A.

SECTION 3: SEVERABILITY. If any section, paragraph, clause, or provisions of this Resolution is held invalid, the invalidity of such section, paragraph, clause, or provision shall not affect any other provision of this Resolution.

SECTION 4: REPEALER. All ordinances, resolutions or orders, or parts thereof which conflict with the provisions of this Resolution, are to the extent of such conflict hereby repealed.

SECTION 5: EFFECTIVE DATE. This Resolution shall be in full force and effect immediately upon its passage and publication according to law.

[Left Intentionally Blank]

PASSED THIS 4TH DAY AUGUST, 2025.

	Aye	Nay	Absent	Abstain
Alderman Scott Dyke	_____	_____	_____	_____
Alderman Angelo Deserio	_____	_____	_____	_____
Alderwoman Claudia Gazal	_____	_____	_____	_____
Alderman Darrell Jefferson	_____	_____	_____	_____
Alderperson Tina Oberlin	_____	_____	_____	_____
Alderman Mark Cipiti	_____	_____	_____	_____
Alderman Nate Albert	_____	_____	_____	_____
Alderman Joe Kubal	_____	_____	_____	_____
Mayor Raymond R. Soliman	_____	_____	_____	_____

APPROVED THIS 4TH DAY AUGUST, 2025.

Raymond R. Soliman, Mayor

ATTEST:

Christine Vershay-Hall, City Clerk



City Council Agenda Memo

Crest Hill, IL

Meeting Date:	August 4, 2025
Submitter:	Dan Ritter, AICP, Community and Economic Development Director Ron Mentzer, Community and Economic Development Consultant
Department:	Community & Economic Development
Agenda Item:	Second Amendment to Contract for Purchase of Real Estate (Former City Hall Property)

Summary: On July 15, 2024, QuikTrip Corporation (QT) entered into a contract (the “Contract”) with the City to purchase the former Crest Hill City Hall at 1610 Plainfield Road (the “Site”). QT is proposing to demolish and redevelop the former City Hall improvements on the eastern portion of the Site with a new QuikTrip fueling center and convenience store and a yet to be secured commercial project on the adjacent vacant parcel to the west (collectively the “Redevelopment Project”). On April 21, 2025, the City Council approved the First Amendment to this Contract in order provide QT additional time for due diligence investigation work including securing clear feedback from IDOT regarding what type of driveway/vehicle access the Redevelopment Project would be permitted to have on Route 30/Plainfield Road. The First Amendment was executed by QT and the Mayor in early May and expires in the first week of August.

QT submitted a traffic impact study and preliminary site plan for the Redevelopment Project to IDOT on March 17, 2025. After numerous attempts by City staff and the Mayor to obtain IDOT’s formal review comments on QT’s submittal, IDOT Permit Department staff notified the Mayor on July 23, 2025, they failed to distribute QT’s March submittal for internal review but would now begin the review process of this information.

QT’s Real Estate Manager has submitted the July 29, 2025, letter attached as Exhibit 1 to (i) reiterate QT’s commitment to purchase and redevelop the Site provided it can secure the approvals required for at least one full access curb cut onto Plainfield Road, and (ii) request City approval of a second amendment to the Contract (the “Second Amendment”) that would provide an additional 90 days for due diligence investigation activities including securing IDOT’s feedback. City staff, the City Attorney, and QT representatives have collaborated on the preparation of the Second Amendment and the Resolution that would approve it (Exhibit 2). The structure and financial details of the Second Amendment are consistent with that of the previously approved First Amendment and include:

- An additional 90-day due diligence period that would allow QT to continue to work with IDOT and the City to secure the various approvals required to implement the Redevelopment Project;

- An additional non-refundable payment of \$10,000 that will be deposited into the escrow account and would be applied to the purchase price if QT consummates its purchases the site. If QT terminates the contract, this payment would be released to the City;
- As part of the evaluation of traffic flow in this area, the QT acknowledges there will be some traffic calming efforts on Knapp Drive; and
- If IDOT requires the City of Crest Hill to be a co-applicant on the access permit, this amendment will allow for that action.

Community and Economic Development staff encourages the City Council to approve the Second Amendment as this will advance the City's goal to facilitate the redevelopment of the Site with new tax generating commercial businesses. This extension will enable the City to obtain a clearer understanding of what type of driveway access IDOT will allow this Site to have onto Plainfield Road. This information will inform future City development/redevelopment efforts for the Site should QT not consummate its purchase.

Recommended Council Action: 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, Illinois.

Attachments:

Exhibit 1 - Letter dated July 29, 2025, from QuikTrip Requesting a Second Amendment to the Contract for Purchase of Real Estate

Exhibit 2 - 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, Illinois

EXHIBIT 1

JULY 29, 2025, QUIKTRIP SECOND AMENDMENT REQUEST LETTER

July 31, 2025

Via E-Mail with read receipt requested

City of Crest Hill
20600 City Center Boulevard
Crest City, IL 60403

Attn: Mayor Raymond R. Soliman

E-mail: rsoliman@cityofcresthill.com

RE: Contract for Purchase of Real Estate at 1610 Plainfield Road, Crest Hill, IL

Dear Mayor Soliman,

On July 15, 2024, the City of Crest Hill (as Seller) entered into a Contract for Purchase of Real Estate with QuikTrip Corporation (as Buyer) (the "Contract"). Please accept this letter as written notice that, due to QuikTrip's inability to obtain all necessary consents from the Illinois Department of Transportation regarding access to the Property, including, more specifically, approval for a full access driveway on Plainfield Road serving the Property (the "DOT Full Access Approval") prior to expiration of the Inspection Period of the Contract, QuikTrip Corporation hereby elects to terminate the Contract pursuant to Paragraph 10(b) of the Contract. Provided, however, that QuikTrip desires and intends to enter into a mutually acceptable addendum with the City of Crest Hill to revive and reinstate such Contract in the event that the City of Crest Hill City Council approves an amendment to the Contract to grant QuikTrip a 90-day extension of the Inspection Period to obtain such DOT Full Access Approval at the City Council's meeting on August 11, 2025.

Accordingly, QuikTrip hereby directs that the Escrow Agent hold the Earnest Money Deposit until the earlier of: (i) August 12, 2025, or (ii) such time as QuikTrip informs Escrow Agent that the parties have entered into an addendum reviving and reinstating the Contract. If no such addendum has been executed by the parties by August 12, 2025, it is requested that the Escrow Agent release the amount of (a) \$10,100.00 of the Earnest Money Deposit to the City of Crest Hill, pursuant to Paragraph 14 of the Contract, together with any Additional Earnest Money Deposits that have become non-refundable pursuant to Paragraph 11 of the Contract, and (b) \$19,900.00 be returned to QuikTrip Corporation, pursuant to Paragraph 14 of the Contract.

Thank you for your cooperation and assistance with this matter.

Sincerely,

Charlie Tarwater
Real Estate Manager
QuikTrip Corporation

cc: Kimya Sarmadi, Fidelity National Title – National Commercial Services
Christian G. Spesia, Spesia & Taylor
Truitt Priddy, QuikTrip Corporation
Brandon Rule, QuikTrip Corporation

EXHIBIT 2

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

RESOLUTION NO. _____

**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, ILLINOIS.**

WHEREAS, the City Council of Crest Hill, Will County, Illinois, has the authority to adopt resolutions and to promulgate rules and regulations that pertain to its government and affairs and protect the public health, safety, and welfare; and

WHEREAS, the City Council desires to sell its property, commonly known as the old City Hall, located at 1610 Plainfield Road, Crest Hill, Illinois (the “Property”); and

WHEREAS, on April 15, 2024, the City Council passed Resolution No. 1216 declaring the Property surplus and authorizing City Staff to conduct the sale of the Property and to solicit offers; and

WHEREAS, QuikTrip Corporation (“QuikTrip”) submitted an acceptable offer subject to negotiation of a Contract with the City; and

WHEREAS, on July 15, 2024, the City Council passed Resolution #1246, which authorized the Mayor to execute on the City’s behalf a Purchase Agreement by and between the City and QuikTrip for the purchase price of One Million Six Hundred Fifty and 00/100 (\$1,650,000) Dollars and on the terms and conditions set forth in the Contract for Purchase of Real Estate (“Contract”) attached to Resolution #1246 which is attached hereto and incorporated herein as **Exhibit A**; and

WHEREAS, QuikTrip is still in the process of performing its due diligence pursuant to the Contract, including the exercise of two extension periods; and

WHEREAS, on April 21, 2025, the City Council passed Resolution #1299 which approved and authorized the Mayor to execute on the City’s behalf a “First Amendment To Contract For Purchase Of Real Estate” which extended the due diligence period for one (1) additional ninety (90) day period; and

WHEREAS, a copy of the “First Amendment To Contract For Purchase Of Real Estate” is attached hereto and incorporated herein as **Exhibit B**; and

WHEREAS, QuikTrip has requested that the City extend the due diligence period for an additional 90 days and has agreed to the terms of a “Second Amendment To Contract For Purchase Of Real Estate (“Second Amendment”), a copy of which is attached hereto as **Exhibit C** and which has been prepared by the City Attorney and reviewed by City Staff; and

WHEREAS, the City Council has reviewed the Second Amendment and has determined that its terms are acceptable to the City; and

WHEREAS, the City Council hereby finds that it is in the best interest of the City of Crest Hill to authorize and approve the execution of the Second Amendment with QuikTrip.

NOW THEREFORE, BE IT RESOLVED by the City Council of Crest Hill, Will County, Illinois, pursuant to its statutory authority, as follows:

SECTION 1: That the City Council hereby finds that all the recitals contained in the preamble to this Resolution are true, correct, and complete and are hereby incorporated by reference hereto and made a part hereof.

SECTION 2: The City Council hereby approves the First Amendment To Contract For Purchase Of Real Estate attached hereto as **Exhibit C** and authorizes the Mayor to execute said First Amendment and to do all things necessary to close the sale in accordance with the terms of the Contract and First Amendment, including but not limited to execution of the deed and all closing documents necessary to complete the sale of the property to QuikTrip.

SECTION 3. In the event that any provision or provisions, portion or portions, or clause or clauses of this Resolution shall be declared to be invalid or unenforceable by a Court of competent jurisdiction, such adjudication shall in no way affect or impair the validity or enforceability of any of the remaining provisions, portions, or clauses of this Resolution that may be given effect without such invalid or unenforceable provision or provisions, portion or portions, or clause or clauses.

SECTION 4. All ordinances, resolutions, motions, or parts thereof, conflicting with any of the provisions of this Resolution, are hereby repealed to the extent of the conflict.

SECTION 5. This Resolution shall be in full force and effect from and after its passage and approval.

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PASSED THIS 4TH DAY OF AUGUST, 2025.

	Aye	Nay	Absent	Abstain
Alderman Scott Dyke	_____	_____	_____	_____
Alderman Angelo Deserio	_____	_____	_____	_____
Alderwoman Claudia Gazal	_____	_____	_____	_____
Alderman Darrell Jefferson	_____	_____	_____	_____
Alderperson Tina Oberlin	_____	_____	_____	_____
Alderman Mark Cipiti	_____	_____	_____	_____
Alderman Nate Albert	_____	_____	_____	_____
Alderman Joe Kubal	_____	_____	_____	_____
Mayor Raymond R. Soliman	_____	_____	_____	_____

Christine Vershay-Hall, City Clerk

APPROVED THIS 4TH DAY OF AUGUST, 2025.

Raymond R. Soliman, Mayor

ATTEST:

Christine Vershay-Hall, City Clerk

EXHIBIT A

**CONTRACT FOR PURCHASE OF REAL ESTATE
(Purchaser: QuikTrip Corporation)**

Store #4452

CONTRACT FOR PURCHASE OF REAL ESTATE

THIS CONTRACT FOR PURCHASE OF REAL ESTATE ("Contract") is entered into between the CITY OF CREST HILL, an Illinois Municipal Corporation ("Seller"), and QUIKTRIP CORPORATION, an Oklahoma corporation, or assigns ("Buyer").

Upon execution of this Contract by both Seller and Buyer, evidenced by their signatures hereto, a valid and binding contract of sale shall exist. The "Effective Date" hereof shall be the last date the Agreement is executed by the Parties. The terms and conditions of which shall be as follows:

1.1 **SALE:** Seller agrees to sell and convey to Buyer by special warranty deed (the "Deed") and Buyer agrees to purchase the following-described real estate (the "Property") located in the City of Crest Hill, Will County, Illinois, as described on Exhibit "A" and depicted on Exhibit "A-1" attached hereto, together with (i) all strips and gores of land lying adjacent to the Property which Seller owns, (ii) all rights, easements and appurtenances belonging and appertaining thereto which Seller owns, and (iii) all oil, gas and mineral rights associated with the Property, if any, which Seller owns, and (iv) all right, title and interest of Seller in and to any and all (a) roads, streets, alleys or public and private rights of way, bounding the Property and (b) any improvements thereon, if any, in their present condition. The exact size and legal description of the Property shall be determined by a survey, as provided in paragraph 4 hereof. Seller agrees to convey good and marketable title to the Property upon payment of the Purchase Price (as defined below).

1.2 **SELLER REPRESENTATION OF OWNERSHIP:** As of the date of the signing of this Contract by Seller, Seller expressly represents that the names and titles utilized herein to identify Seller, have fee simple ownership of the Property and have the ability to convey the Property to Buyer at Closing.

2 **PURCHASE PRICE:** The total purchase price is **One Million Six Hundred and Fifty Thousand and No/100 Dollars (\$1,650,000.00)** (the "Purchase Price") payable by Buyer as follows:

(a) Within **Ten (10)** business days of the receipt of Buyer's corporate approval pursuant to paragraph 3 hereof, **Twenty Thousand and No/100 Dollars (\$20,000.00)** shall be deposited as earnest money and part payment of the Purchase Price (the "Earnest Money Deposit"). The Earnest Money Deposit shall be held in a non- interest bearing account by **Fidelity National Title – National Commercial Services, 210 N. Clark, STE 220, Chicago, IL 60602, ATTN: Kimya Sarmadi** the ("Escrow Agent").

(b) The balance of the Purchase Price, in full, shall be paid to Seller, in immediately available funds, upon delivery of the Deed at Closing (as defined below).

3. **CORPORATE APPROVAL:** This Contract is contingent upon Buyer obtaining, within fifteen (15) days after this Contract is executed by the Seller, approval from its corporate management for the purchase of the Property. If such approval is not obtained within this period, this Contract shall automatically terminate without any further action by either party and the Earnest Money Deposit deposited with the Title Company, if any, shall be returned to Buyer.

4. **SURVEY:** If a survey is available and in the possession of Seller, same shall be provided to Buyer within ten (10) days of the Effective Date hereof. During the Inspection Period (as defined below), Buyer shall cause a topographic and boundary survey, including a beer/wine survey if required to be prepared (the "Survey"). The Survey shall comply with the minimum standard detail requirements for land title surveys as adopted by ALTA/NSPS, and shall be sufficient and contain appropriate certificates to allow the title insurer to issue an ALTA extended coverage owner's title insurance policy. The Survey shall indicate the location of all improvements on the Property, if any. Buyer shall be solely responsible for the cost of the Survey.

5. **TITLE:** Seller, within sixty (60) days of the Effective Date of this Contract, shall obtain a commitment (the "Title Commitment") for a standard Owners Title Insurance Policy (Owner's Policy ALTA 6-17-06) (the "Title Policy") insuring Buyer in the amount of the Purchase Price as of the date of the recording of the Deed, subject only to reasonable utility easements and building restrictions of record, if any, which do not hinder Buyer's intended plans for the Property. Buyer shall have fifteen (15) days after having received both the Survey and the Title Commitment in which to have the Title Commitment and Survey examined and furnish Seller notice in writing of any objections to the title. In case of valid objections to the title, Seller shall have thirty (30) days or such additional time as may be agreed to in writing by Seller and Buyer to satisfy such objections. Buyer reserves the right to make further objections to any additional title matters arising between the effective date of the Title Commitment and the date of Closing, such additional objections to be satisfied by Seller before Closing. If such valid objections cannot be satisfied within the time specified in this paragraph, Buyer may elect to terminate this Contract by written notice to Seller, whereupon the Earnest Money Deposit and any Additional Earnest Money Deposits shall be returned to Buyer, Buyer shall return the Title Commitment to Seller, and this Contract shall be of no further force and effect. The cost of title insurance shall be the responsibility of Seller and shall be charged to Seller at Closing.

6. **TAXES AND PRORATIONS:**

(a) Seller shall pay in full:

- (i) all existing improvement liens or other assessments affecting the Property upon the date of Closing, whether such liens or assessments are then due and payable, bonded or otherwise due on one or more future dates;
- (ii) all taxes, other than general ad valorem taxes for the current calendar year, which are a lien on the Property upon the date of Closing; and
- (iii) the cost of any item of workmanship or material furnished on or prior to the date of Closing, including any utility charges, except those costs or utility charges incurred at the direction of Buyer.

(b) The following items shall be prorated between Seller and Buyer as of the date of Closing:

- (i) rents, if any; and

- (ii) general ad valorem taxes for the current calendar year, provided that, if the amount of such taxes has not then been fixed, the proration shall be based upon the rate of levy for the previous calendar year and adjusted upon receipt of actual bills.

7. **RISK OF LOSS:** Until Closing or transfer of possession, whichever occurs last, risk of loss to the Property shall be upon Seller.

8. **ENVIRONMENTAL INFORMATION:** Seller shall provide to Buyer copies of any and all reports, studies, investigations, or other documents relating to the environmental or geologic condition of the Property, including wetlands and/or floodplain, within ten (10) days after the Effective Date. Buyer acknowledges that such information is provided for informational purposes only and by doing so Seller makes no representations or warranties, whether expressed or implied, as to the accuracy or completeness of such information or the presence or absence of any hazardous substance or chemical or hydrocarbon product on or about the Property.

9. **ENVIRONMENTAL CONDITIONS:** If underground storage tanks, petroleum products or other environmental hazards or contamination (the "Environmental Conditions") are found on or in the Property, Seller may choose to either i) be responsible for all costs associated with the removal and remediation of the Environmental Conditions in full compliance with all federal, state and local laws, rules and regulations governing the Environmental Conditions or ii) to offer to allow Buyer to terminate this Agreement. If Seller offers to allow Buyer to terminate this Agreement, Buyer may elect to i) terminate this Agreement, or ii) agree to be solely responsible for the costs associated with Seller's removal and remediation of the Environmental Conditions. If Buyer elects to be responsible for Seller's costs associated with the removal and remediation of the Environmental Conditions, Seller hereby agrees to reasonably cooperate with Buyer and execute any necessary documents, applications, permits or other reports regarding the Environmental Conditions. The provisions of this paragraph shall survive Closing.

10. **INSPECTION PERIOD AND BUYER'S RIGHT TO TERMINATE:**

(a) Beginning on the Effective Date of this Contract and continuing for a period of **one hundred eighty (180)** days thereafter (the "Inspection Period"), unless such period is extended as provided in paragraph 11 hereof, Buyer and its agents, at Buyer's sole cost and expense, shall have the right to enter the Property to inspect the Property and perform and/or obtain any tests, surveys, studies and assessments, including, but not limited to, a Phase I and Phase II Environmental Assessment involving soil and ground water borings and/or excavations as determined necessary by Buyer. Seller acknowledges and agrees that there are numerous material contingencies to Buyer's acquisition of the Property, including, but not limited to, obtaining necessary governmental approvals and permits, curb cut authorizations, necessary access rights, zoning, availability of utilities, and Buyer's determination of the economic feasibility and general suitability of the Property for Buyer's proposed use. Seller agrees to reasonably cooperate with Buyer, at no cost or expense to Seller, regarding Buyer's inspection of the Property, including, but not limited to, executing any disposal manifests or other documents related to the environmental testing performed by Buyer.

(b) In the event Buyer determines in its sole and absolute discretion that the Property is not suitable for Buyer's intended use within the Inspection Period, as may be extended

as provided herein, Buyer may elect to terminate this Contract by written notice to Seller and the Escrow Agent. If this Contract is terminated, the Earnest Money Deposit shall be distributed pursuant to the provisions of paragraph 14, and neither party shall have any further obligations hereunder. All applications, including applications subsequently required by law or procedure shall be diligently pursued. Seller shall cooperate with Buyer in filing and pursuing governmental approvals as determined necessary by Buyer, provided such cooperation is at no cost or expense to Seller. It is understood that Buyer will be expending considerable time, effort and/or money in conducting the foregoing inspections, which shall constitute independent consideration to Seller for removing the Property from the market.

(c) Buyer shall promptly restore the Property to conditions substantially similar to the condition of the Property immediately prior to any inspection or testing performed by Buyer during the Inspection Period. Buyer agrees to defend, protect, indemnify and hold Seller harmless from and against any damages to the Property or for any and all liability, liens, claims, suits for personal injury, death, or damage to property resulting from or caused by the activities of Buyer's agents, employees, licensees, and contractors on the Property; provided, however, that Buyer shall not be required to indemnify Seller for and Seller shall hold Buyer harmless from any liability or damages arising from the discovery of any existing Environmental Matters on the Property, including any diminution in value of the Property or costs of remediation. This indemnification shall survive Closing or termination of this Contract. Without limiting the foregoing, it shall be a condition of entry by Buyer, its employees and agents or contractors that Buyer shall have furnished Seller with a Certificate of General Liability Insurance in an amount not less than \$2,000,000, single limit which shall insure against claims and demands for damages to property or injury to persons arising out of or related to such entry on the Property, shall name Seller as an additional insured thereunder and shall otherwise be in a commercially reasonable form.

11. **INSPECTION PERIOD EXTENSION:** In the event Buyer is unable to complete its inspection and evaluation of the Property within the initial Inspection Period, Buyer may extend the Inspection Period **for up to two (2) additional forty-five (45) day periods** with the payment of **Five Thousand and No/100 Dollars (\$5,000.00)**, per month (each, an "Additional Earnest Money Deposit"). Such payments shall be delivered to the Escrow Agent on or before the expiration of the Inspection Period or any subsequent extension thereof and shall be deposited as an Additional Earnest Money Deposit. Such payments shall apply to the Purchase Price upon Closing, but shall be non-refundable if the Contract is terminated for any reason other than Seller's default, pursuant to paragraph 5 above or paragraph 22 below. In the event Buyer terminates this Contract, the Escrow Agent shall immediately release these Additional Earnest Money Deposits to Seller.

12. **ROAD IMPROVEMENTS:** In the event that road improvements are required in front of the Property or any property belonging to Seller that is contiguous to the Property by the appropriate governmental entity, for whatever reason, Buyer, at Buyer's expense, shall construct all road improvements required by the appropriate governmental entity.

13. **EASEMENTS:** Seller and Buyer agree to execute slope, ingress/egress, sanitary/storm sewer, septic drainfield, sign and temporary construction easements, any permits, licenses or other documents necessary or required for Buyer's proposed development of the Property.

14. **TERMINATION:** In the event Buyer terminates this Contract for any reason provided herein, the Escrow Agent shall immediately release to Seller One Hundred and No/100

Dollars (\$100.00) of the Earnest Money Deposit, as well as any Additional Earnest Money Deposits paid pursuant to paragraph 11 hereof, as full consideration for this Contract and the granting of this right of termination. The balance of the Earnest Money Deposit shall be immediately returned to Buyer, whereupon no party hereto shall have any further right, duties, claims or liabilities hereunder.

15. SPECIAL CONDITIONS: Buyer agrees it will use commercially reasonable efforts to (i) raze the existing building and structure(s) on the Property within eighteen (18) months from the Closing Date and (ii) complete IEPA required environmental remediation activities on the Property and obtain IEPA required NFR letters for non-residential uses within twenty-four (24) months from the Closing Date. At Closing, Buyer will provide a letter of credit, or other financial assurance acceptable to the Seller, in an amount equal to the estimated cost to complete the demolition, remediation, and NFR obligations.

16. SURPLUS LAND AND USE RESTRICTION:

- (a) Buyer acknowledges that Seller's expectations for the Surplus Land are for the development of a multi-tenant commercial building(s) with quality retailer(s), restaurant user(s) and/or quality free-standing sit-down restaurants or QSR(s).
- (b) At Closing, the Deed conveying the Property shall contain a separate restrictive covenant restricting the use of the Property from any of the uses listed on Exhibit B attached hereto and made a part hereof.

17. SELLER'S REPRESENTATIONS: Seller's representations are as follows:

- (a) There are no contracts or other obligations outstanding for the sale, exchange, or transfer of all or any part of the Property.
- (b) There are no sites of historical or archaeological importance on the Property, which in any way would impede, curtail, limit, or restrict the development of the Property.
- (c) Seller shall not at any time prior to Closing grant to any person an interest in the Property.
- (d) Seller is in full compliance with all applicable laws, regulations, and government guidance relating to the prevention and detection of money laundering violations or terrorist activities or threats. Seller represents and warrants to, and covenants with Buyer that, as of the Effective Date of this Contract and the date of Closing, neither Seller nor any affiliate of Seller, including any person or entity that, directly or indirectly, is in control of, is controlled by, or is under common control with such person or entity or is a director or officer of such person or entity, or of an affiliate of such person or entity, is or shall be (i) listed on the Specially Designated Nationals or

Blocked Person List maintained by the Office of Foreign Assets Control ("OFAC"), Department of the Treasury, or any other similar lists maintained by OFAC or any other governmental authority pursuant to any authorizing statute, Executive Order or regulation; or (ii) a Person designated under Section 1(b), (c) or (d) of Executive Order No. 13224 (September 23, 2001), any related enabling legislation, or any other similar Executive Orders.

18. CLOSING: The closing of this Contract ("Closing") shall take place at the offices of the Escrow Agent within thirty (30) days after the expiration of the Inspection Period, as may be extended pursuant to paragraph 11 or satisfaction of all contingencies hereto, as determined in Buyer's sole discretion, whichever occurs first.

19. CLOSING — SELLER'S DELIVERIES: At Closing, Seller shall deliver or cause to be delivered to Buyer, at Seller's sole cost and expense, each of the following:

- (a) The Deed, duly executed and acknowledged by Seller.
- (b) The FIRPTA Certificate, duly executed and acknowledged by Seller.
- (c) The final revised Title Policy in the form specified in paragraph 5 hereof.
- (d) All additional documents and instruments as in the mutual and reasonable opinion of Seller's and Buyer's counsel and the Escrow Agent, are reasonably necessary for the proper consummation of this transaction.
- (e) A certificate stating that the representation and warranty contained in paragraph 17(d) is true and correct as of, and through, the Closing.

20. CLOSING — BUYER'S DELIVERIES: At the Closing, Buyer, at Buyer's sole cost and expense, shall deliver to Seller the following:

- (a) The Purchase Price in the amount and manner required by paragraph 2 hereof.
- (b) All additional documents and instruments as in the mutual and reasonable opinion of Seller's and Buyer's counsel and the Escrow Agent, are reasonably necessary for the proper consummation of this transaction.

21. POSSESSION: Seller shall vacate and cause all other persons to vacate the Property, and shall deliver tenant-free possession of the Property to Buyer at Closing.

22. BREACH OR FAILURE TO CLOSE: If, after Seller has performed Seller's obligations under this Contract, and if within five (5) days after the date specified for Closing under paragraph 19, Buyer fails to make the payments under this Contract, without reasonable cause or extension, then the Earnest Money Deposit and any Additional Earnest Money Deposit shall be paid to Seller as liquidated damages for the breach of the Contract by Buyer, as Seller's sole remedy. Seller and Buyer agree that such amount is a reasonable amount for liquidated

damages and that it would be impractical and extremely difficult to determine actual damages. If Buyer shall perform all of the obligations of Buyer hereunder and Seller shall breach this Contract or fail to perform all of the obligations of Seller hereunder, then Buyer shall be entitled to either (i) cancel and terminate this Contract, and receive a full refund of the Earnest Money Deposit and any Additional Earnest Money Deposits or (ii) pursue specific performance. Buyer and Seller may mutually agree, in writing, to terminate this Contract. If so, Buyer shall receive a full refund of the Earnest Money Deposit and any Additional Earnest Money Deposits.

23. NOTICES: All notices required under this Contract shall be deemed to be properly served if reduced to writing and sent by (i) certified or registered mail; (ii) Federal Express or similar overnight courier; (iii) facsimile transmission; (iv) e-mail with read receipt requested; or (v) personal delivery, and the date of such notice will be deemed to have been the date on which such notice is delivered or attempted to be delivered as shown by the certified mail return receipt or a commercial delivery service record, in the case of facsimile on the date of receipt of the transmission as shown on a successful transmission confirmation receipt, or in the case of e-mail on the date of transmission as shown on the system time for the transmitting party. Provided, however, that if the date for the performance of any action or obligation, or any time period specified hereunder occurs on a Saturday, Sunday, days proclaimed as legal holidays by the state, city or federal government or days where the recipient party's office is closed due to natural disaster, then such date or time period shall be extended until the next business day. All notices shall be addressed as follows, unless otherwise specified in writing:

SELLER:

Name: City of Crest Hill
 Address: 20600 City Center Boulevard
 Crest Hill, Illinois 60403
 Attn: Mayor Raymond R. Soliman
 Fax: 815-741-5100
 E-Mail: rsoliman@cityofcresthill.com

with a copy to:

Spesia & Taylor
 1415 Black Road
 Joliet, Illinois 60435
 Attn: Christian G. Spesia
 Fax: 815-726-6828
 E-Mail: cspesia@spesia-taylor.com

BUYER:

QuikTrip Corporation
 4705 South 129th East Avenue
 Tulsa, Oklahoma 74134
 Attn: Michael Z Ward, Division Real Estate Manager
 Fax: (918) 615-7441
 E-Mail: mward@quiktrip.com

with a copy to:

QuikTrip Corporation

50 S. Main St, STE 200
 Naperville, IL 60540
 Attn: Charlie Tarwater, Real Estate Manager
 Fax : (918) 760-3070
 E-Mail: ctarwate@quiktrip.com

with a copy to:

QuikTrip Corporation
 4705 South 129th East Avenue
 Tulsa, Oklahoma 74134
 Attn: General Counsel
 Fax: (918) 994-3594
 E-Mail: legalnotice@quiktrip.com

24. **BROKER:** Buyer and Seller acknowledge there are no brokers involved in this transaction other than Mike Wesley and Matt Smetana of Edgemark who shall be paid a commission by Seller at Closing pursuant to separate agreement. Except for the foregoing, Seller and Buyer shall indemnify and hold each other harmless from any and all claims, liabilities, damages or expenses, including attorneys' fees and court costs, resulting from claims by any other broker, finder, agent or salesperson arising from the sale of the Property pursuant to this Contract. This indemnity shall survive the Closing.

25. **ASSIGNMENT:** Buyer shall not assign this Contract except to an affiliate of Buyer. For purposes of this Contract, an "affiliate" means, with respect to Buyer, any person or entity directly or indirectly controlling, controlled by, or under common control with Buyer. For purposes of this definition, the terms "controls", "is controlled by", and/or "is under common control with" shall mean the possession, direct or indirect, of the power to direct or cause the direction of the management and policies of persons or entities, whether through the ownership of owning securities, by Agreement or otherwise.

26. **LEGAL FEES:** If either Buyer or Seller brings any action or suit against the other for any matter relating to or arising out of this Contract then the prevailing party in such action, suit or proceeding, whether by final judgment or out of court settlement, shall be entitled to recover from the other party all costs and expenses of suit, including actual reasonable attorneys' fees.

27. **EFFECT:** This Contract, when executed by both Seller and Buyer, shall be binding upon and inure to the benefit of Seller and Buyer.

28. **ENTIRETY:** This Contract sets forth the complete understanding of Seller and Buyer and supersedes all previous negotiations, representations and agreements between them and their agents.

29. **AMENDMENT:** This Contract can only be amended or modified by a written agreement signed by Seller and Buyer.

31. **CONFIDENTIALITY:** Seller and Buyer agree to keep any and all financial information disclosed by Buyer to Seller confidential and not to make any public announcement or disclosure or provide any third party any information or facts related to such information.

without the written consent of the Buyer. The Seller's Confidentiality obligation pursuant to this Paragraph is subject to all obligations to comply with the requirements of the Illinois Freedom of Information Act. The provisions of this paragraph shall survive Closing.

32. **GOVERNING LAW, JURISDICTION AND VENUE:** This Contract shall be governed by, and construed and interpreted under, the laws and judicial decisions of the State of Illinois. The Parties, to the fullest extent permitted by law, hereby knowingly, willingly, intentionally, and voluntarily submit to the exclusive personal and subject matter jurisdiction of the Circuit Court for the Twelfth Judicial Circuit, Will County, Illinois. As such, the Parties hereby waive and forfeit their right to challenge jurisdiction and venue over any such dispute in said court, including but not limited to their ability to file motions to dismiss on jurisdictional grounds, to file motions for any change of venue, including but not limited to a motion forum *non conveniens*, and to file any motion seeking removal to federal court.

33. **COUNTERPARTS:** This Contract and any amendment thereto may be executed in any number of counterparts, all of which taken together shall constitute one and the same original, and the execution of separate counterparts by Buyer and Seller shall bind Buyer and Seller as if they had each executed the same counterpart. Further, the parties agree that this Contract may be signed by electronic signature. The parties further agree that the electronic signatures appearing on this Contract shall be treated, for purposes of validity, enforceability, authentication, and admissibility, the same as hand-written signatures.

34. **TIME OF ESSENCE:** This Contract shall be null and void unless signed by Seller and delivered to Buyer on or before 5:00 P.M., July 2, 2024. Time is of the essence of this Contract and Buyer and Seller hereby agree to perform each and every obligation hereunder in a prompt and timely manner; provided, however, that if the date for the performance of any action or obligation, or any time period specified hereunder occurs on a Saturday, Sunday, days proclaimed as legal holidays by the state, city or federal government or days where the recipient party's office is closed due to natural disaster, then such date or time period shall be extended until the next business day. Initials R.S.

35. **CITY MONUMENT SIGN EASEMENT:** Prior to the end of the Inspection Period, Seller and Buyer shall agree upon the terms of a sign easement (the "Easement") to accommodate the Seller's future construction of a Primary "City of Crest Hill City of Neighbors" masonry monument sign (the "Sign"). The Sign shall be similar in design to the Primary Sign Redesign details illustrated on Exhibit C or an alternate design mutually agreed upon by Seller and Buyer. At Closing, the Easement shall be dedicated to or reserved by Seller in a portion of southeast corner of the Property. The precise size and location of the Easement to be agreed upon by Buyer and Seller prior to the end of the Inspection Period and shall minimize site impacts on the business operations to be conducted on the Property, including the surplus portion. The Sign shall not to exceed six (6) feet, six (6) inches in height or 13'-8" in length.

36. **COORDINATED SITE REDEVELOPMENT PLAN:** No later than two (2) years from Closing, Buyer agrees to commence the process of rough grading the Property, constructing interior access roads allowing each development pad on the Property to access all three existing driveways, and grant easements for the benefit of the remaining parcels for access and utilities.

Furthermore, Buyer agrees the planned QuikTrip Gas Station gasoline pump island improvements will be located either along the Plainfield Road frontage of the Property, west of the planned convenience store building, or in another location mutually agreed upon by the Seller and Buyer that would minimize the impact these improvements will have on the existing residential development to the east.

37. IMPROVEMENT AND MAINTENANCE OF STATE OWNED RIGHT OF WAY:
Subject to the consent and approval of the Illinois Department of Transportation, Buyer agrees to maintain the vegetation on the unimproved section of State right-of-way located adjacent to the southeast corner of the Property and at the northwest corner of Knapp Street and Theodore Street consistent with the landscape improvements and maintenance performed by Buyer on the Property it intends to develop as a QuikTrip gas station and convenience mart; provided, if IDOT or the land owner does not consent to such activity, Buyer shall not be obligated to perform such improvement or maintenance.

(signature pages to follow)

APPROVED BY SELLER: This 15th day of JULY, 2024.

CITY OF CREST HILL

By: Raymond R. Soliman
Raymond R. Soliman
Mayor

APPROVED BY BUYER: This 3rd day of July, 2024.

QUIKTRIP CORPORATION

By: Charlie Tarwater
Charlie Tarwater
Real Estate Manager

BUYER'S CONTRACT REVIEW:
QuikTrip Corporation

By: Matt Christensen
Matt Christensen
Corporate Counsel

Dated: July 3, 2024

BUYER'S CORPORATE APPROVAL:
QuikTrip Corporation

By: Michael Z. Ward
Michael Z. Ward
Division Real Estate Manager
Regional Director of Real Estate
Dated: 7/3/2024

EXHIBIT "A"
Property Description

Approximately 244,807 +/- square feet of land located at the northeast corner of the existing Plainfield Rd (SR 30) right-of-way and Theodore St (SR 7) in the City of Crest Hill, Will County, Illinois. Exact legal description to be determined by survey.

A depiction of the Property is set forth on Exhibit "A-1".

EXHIBIT "A-1"
GIS Depiction

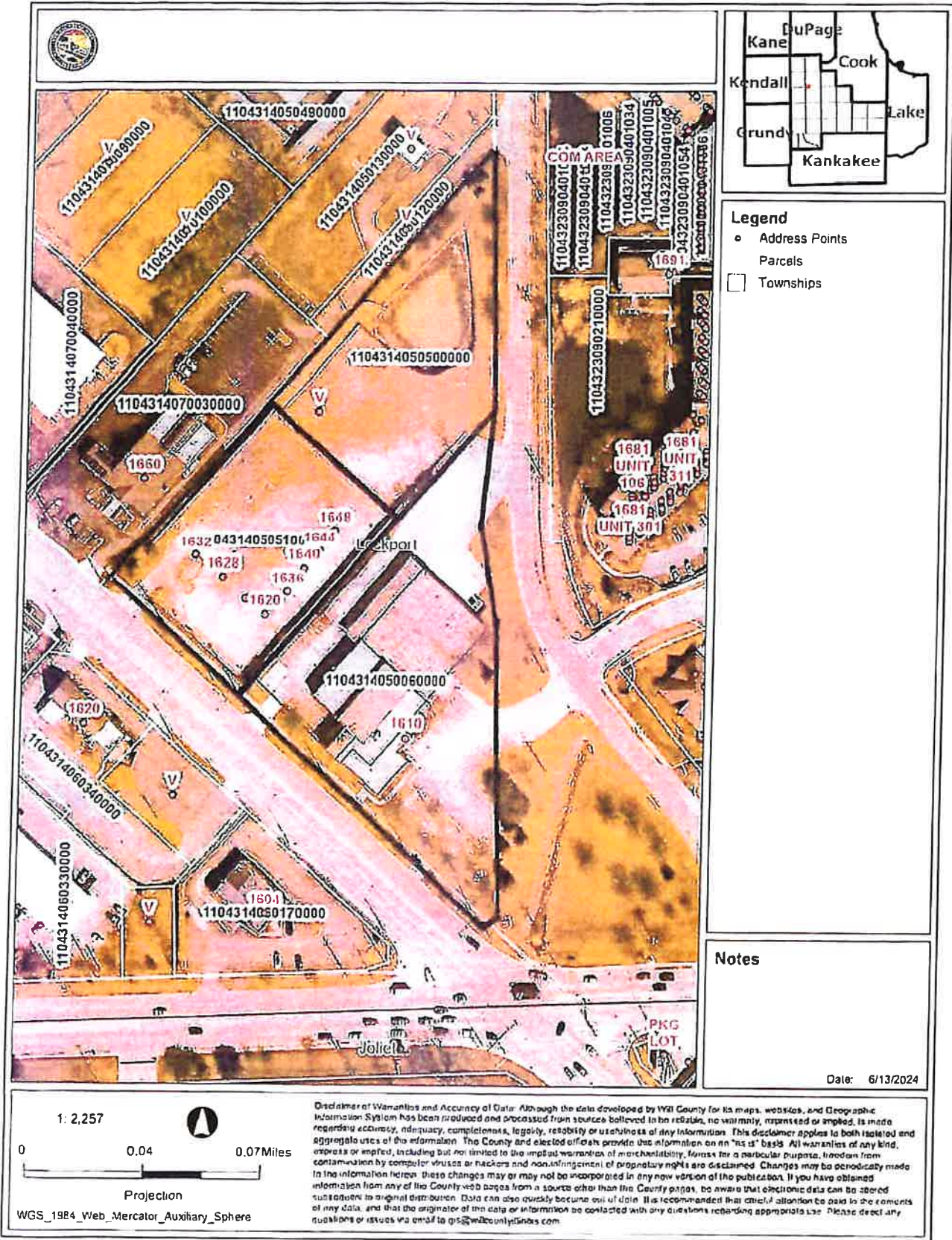


EXHIBIT "B"
Restricted Uses

The following uses shall be prohibited or limited on the Property as set forth below:

- a. Large Equipment/Machinery, Boats, Trucks, Campers, RV, Sales/Rental
- b. Large Equipment/Machinery, Boats, Trucks, Campers, RV, Service
- c. Animal Shelter/Kennel
- d. Automobile Body Repairing/Painting Services and Automobile Diagnostic/Service Centers
- e. Automobile Laundry (Car Wash)
- f. Automobile Rental Agency
- g. Automobile Sales and or Leasing/Service; new and used
- h. Car Title Loans
- i. Pawn Shop
- j. Second Hand Shops/Rummage Shops
- k. Pay Day Loans
- l. Freestanding Tobacco, Cigar/Cigarette Shop
- m. Self Service Storage Facility
- n. Ambulance Service
- o. Taxicab, Chauffeur/Limousine Service
- p. Freestanding Package Liquor store
- q. Dry cleaning/pressing establishment
- r. Laundromat
- s. Resale dealer
- t. Daycare center/nursery school
- u. Not-for-profit or charitable organizations
- v. Video Gaming shall be allowed when limited to a Licensed "Truck Stop" Establishment per Chapter 5.77 of the City Code
- w. Limited to one (1) hair salon
- x. Limited to one (1) barber shop
- y. Limited to one (1) nail salon

Exhibit "C"
Primary City Sign Design Examples

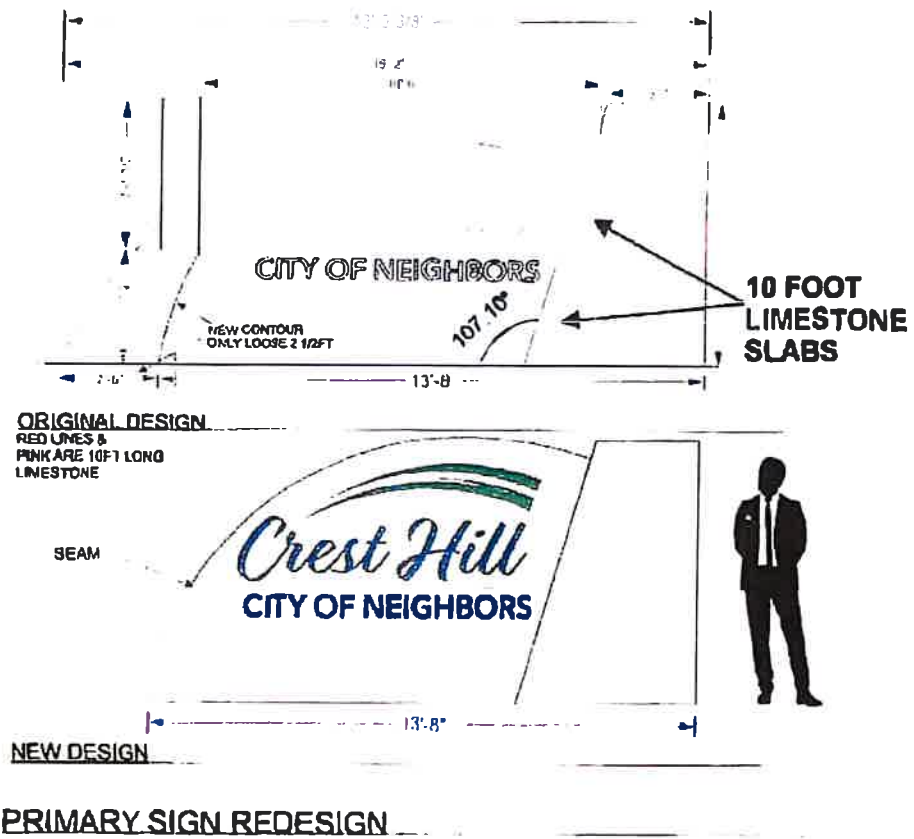


EXHIBIT B

**FIRST AMENDMENT TO CONTRACT FOR
PURCHASE OF REAL ESTATE
(Purchaser: QuikTrip Corporation)**

CSpesia rev 04/10/25 and RMentzer rev. 04/10/25

FIRST AMENDMENT TO CONTRACT FOR PURCHASE OF REAL ESTATE

This First Amendment to Contract for Purchase of Real Estate (this “Amendment”) is entered into effective the date it is last executed, between the **City of Crest Hill, an Illinois Municipal Corporation** (“Seller”), and **QuikTrip Corporation, an Oklahoma corporation**, or assigns (“Buyer”). Seller entered into a Commercial Real Estate Sale Contract with Buyer effective the 15th day of July, 2024 (the “Contract”). The parties now desire to amend such Contract and in consideration of the mutual agreements herein contained, it is agreed as follows:

1. Paragraph 11 of the Contract is hereby deleted in its entirety and replaced with the following:

“In the event Buyer is unable to complete its inspection and evaluation of the Property within the initial 180 days of the Inspection Period, Buyer may extend the Inspection Period for up to **two (2)** additional forty-five (45) day periods with the payment of Five Thousand and No/100 Dollars (\$5,000.00), per extension, and **one (1)** additional ninety (90) day period, with the payment of **Ten Thousand and No/100 Dollars (\$10,000.00)** (each payment for the extensions shall be an “Additional Earnest Money Deposit” and collectively referred to as the “Additional Earnest Money Deposits”). Such payments shall be delivered to the Escrow Agent on or before the expiration of the Inspection Period or any subsequent extension thereof and shall be deposited as an Additional Earnest Money Deposit. Such payments shall apply to the Purchase Price upon Closing, but shall be non-refundable if the Contract is terminated for any reason other than Seller’s default, pursuant to paragraph 5 above or paragraph 22 below. In the event Buyer terminates this Contract, the Escrow Agent shall immediately release these Additional Earnest Money Deposits to Seller.”

2. The following language is hereby added to the end of paragraph 15 of the Contract:

“Buyer and Seller acknowledge that Seller may require access restrictions and/or traffic calming measures along the Knapp Street corridor as part of Seller’s approval of Buyer’s permit applications for Buyer’s proposed development of the Property. Buyer and Seller acknowledge that a condition precedent to Buyer for Closing of this Contract is that Buyer must obtain approval from the Illinois Department of Transportation (“IDOT”) for a full access driveway on Plainfield Road which services the Property (the “Full Access Approval”). In the event the Full Access Approval is not granted to Buyer prior to the expiration of the Inspection Period, as may be extended, and Buyer elects to terminate this Contract, the Escrow Agent shall immediately release to Seller One Hundred and No/100 Dollars (\$100.00) of the Earnest Money Deposit and the Additional Earnest Money Deposits as full consideration of this Contract and the remainder of the Earnest Money Deposit shall be returned to Buyer, whereupon no party shall have any further right, duties, claims or liabilities hereunder.”

3. This Amendment may be executed in any number of counterparts, each of which shall be deemed to be an original and all of which, taken together, shall constitute one and the same instrument. Any signature delivered by a party hereto by facsimile transmission or by electronic mail in a portable document format shall be deemed an original signature hereto, and the parties hereby agree to accept and rely upon any such document sent by facsimile transmission or by electronic mail as if same bore original signatures.
4. All capitalized terms used in this Amendment, unless defined herein, have the same meanings given to them in the Contract. In the event of a conflict between the terms of the Contract and this Amendment, the terms of the Amendment shall prevail.
5. **Buyer and Seller acknowledge and agree this paragraph is for informational purposes only and creates no obligations on Buyer or Seller. Buyer and Seller intend to allow Buyer the right to extend the Inspection Period for additional time to conduct its inspections and evaluations of the Property. Buyer shall continue to have all rights provided for in the Contract during the Inspection Period, including the right to terminate if Buyer determines in its sole and absolute discretion that the Property is not suitable for its intended use. Buyer intends, but shall not be obligated, to (i) continue communications with IDOT and Seller's Planning and Development Staff regarding curb cuts and access to the Property, (ii) pursue a variance through the Seller's authority having approval rights, and (iii) finalize and submit updated elevation renderings of Buyer's Development to the Seller's planning and development staff for review and approval. Seller agrees that if necessary, Seller will be a co-applicant on any permits submitted to IDOT for curb cuts and access to the Property, all at no cost to Seller. Buyer submitted its second round of development plans for Buyer's Development to the Seller's authority having approval rights on 2/28/2025 for Seller's planning and development staff's review. Buyer is currently working on providing Seller with updated renderings and elevations for Buyer's Development, which Buyer intends to consist of Buyer's newest prototype. Buyer intends to deliver such elevations and renderings to Seller by early May 2025.**

(The remainder of this page is intentionally left blank. Signature page follows.)

In all other respects, the Contract is hereby ratified and confirmed.

APPROVED BY SELLER: This 5 day of May, 2025.

City of Crest Hill


Raymond R. Soliman, Mayor

APPROVED BY BUYER: This 2nd day of May, 2025.

QuikTrip Corporation

By: 

Truitt Priddy
Division Real Estate Manager

EXHIBIT C

SECOND AMENDMENT TO CONTRACT FOR PURCHASE OF REAL ESTATE (Purchaser: QuikTrip Corporation)

SECOND AMENDMENT TO CONTRACT FOR PURCHASE OF REAL ESTATE

This Second Amendment to Contract for Purchase of Real Estate (this “Amendment”) is entered into effective the date it is last executed, between the **City of Crest Hill, an Illinois Municipal Corporation** (“Seller”), and **QuikTrip Corporation, an Oklahoma corporation**, or assigns (“Buyer”). Seller entered into a Commercial Real Estate Sale Contract with Buyer effective the 15th day of July, 2024, as previously amended on April 21, 2025 (the “Contract”). The parties now desire to further amend such Contract and in consideration of the mutual agreements herein contained, it is agreed as follows:

1. Paragraph 11 of the Contract is hereby deleted in its entirety and replaced with the following:

“In the event Buyer is unable to complete its inspection and evaluation of the Property within the initial 180 days of the Inspection Period, Buyer may extend the Inspection Period for up to **two (2)** additional forty-five (45) day periods with the payment of Five Thousand and No/100 Dollars (\$5,000.00), per extension, and two **(2)** additional ninety (90) day periods, with the payment of **Ten Thousand and No/100 Dollars (\$10,000.00)** per extension (each payment for the extensions shall be an “Additional Earnest Money Deposit” and collectively referred to as the “Additional Earnest Money Deposits). Such payments shall be delivered to the Escrow Agent on or before the expiration of the Inspection Period or any subsequent extension thereof and shall be deposited as an Additional Earnest Money Deposit. Such payments shall apply to the Purchase Price upon Closing, but shall be non-refundable if the Contract is terminated for any reason other than Seller’s default, pursuant to paragraph 5 above or paragraph 22 below. In the event Buyer terminates this Contract, the Escrow Agent shall immediately release these Additional Earnest Money Deposits to Seller.”

2. The following language is hereby added to the end of paragraph 15 of the Contract:

“Buyer and Seller acknowledge that Seller may require access restrictions and/or traffic calming measures along the Knapp Street corridor as part of Seller’s approval of Buyer’s permit applications for Buyer’s proposed development of the Property. Buyer and Seller acknowledge that a condition precedent to Buyer for Closing of this Contract is that Buyer must obtain approval from the Illinois Department of Transportation (“IDOT”) for a full access driveway on Plainfield Road which services the Property (the “Full Access Approval”). In the event the Full Access Approval is not granted to Buyer prior to the expiration of the Inspection Period, as may be extended, and Buyer elects to terminate this Contract, the Escrow Agent shall immediately release to Seller One Hundred and No/100 Dollars (\$100.00) of the Earnest Money Deposit and the Additional Earnest Money Deposits as full consideration of this Contract and the remainder of the Earnest Money Deposit shall be returned to Buyer, whereupon no party shall have any further right, duties, claims or liabilities hereunder.”

3. This Amendment may be executed in any number of counterparts, each of which shall be deemed to be an original and all of which, taken together, shall constitute one and the same

instrument. Any signature delivered by a party hereto by facsimile transmission or by electronic mail in a portable document format shall be deemed an original signature hereto, and the parties hereby agree to accept and rely upon any such document sent by facsimile transmission or by electronic mail as if same bore original signatures.

4. All capitalized terms used in this Amendment, unless defined herein, have the same meanings given to them in the Contract. In the event of a conflict between the terms of the Contract and this Amendment, the terms of the Amendment shall prevail.
5. **Buyer and Seller acknowledge and agree this paragraph is for informational purposes only and creates no obligations on Buyer or Seller. Buyer and Seller intend to allow Buyer the right to extend the Inspection Period for additional time to conduct its inspections and evaluations of the Property. Buyer shall continue to have all rights provided for in the Contract during the Inspection Period, including the right to terminate if Buyer determines in its sole and absolute discretion that the Property is not suitable for its intended use. Buyer intends, but shall not be obligated, to (i) continue communications with IDOT and Seller's Planning and Development Staff regarding curb cuts and access to the Property, (ii) pursue a variance through the Seller's authority having approval rights, and (iii) finalize and submit updated elevation renderings of Buyer's Development to the Seller's planning and development staff for review and approval. Seller agrees that if necessary, Seller will be a co-applicant on any permits submitted to IDOT for curb cuts and access to the Property, all at no cost to Seller. Buyer submitted its second round of development plans for Buyer's Development to the Seller's authority having approval rights on 2/28/2025 for Seller's planning and development staff's review. Buyer is currently working on providing Seller with updated renderings and elevations for Buyer's Development, which Buyer intends to consist of Buyer's newest prototype. Buyer intends to deliver such elevations and renderings to Seller by early August 2025.**

(The remainder of this page is intentionally left blank. Signature page follows.)

In all other respects, the Contract is hereby ratified and confirmed.

APPROVED BY SELLER: This _____ day of August, 2025.

City of Crest Hill

Raymond R. Soliman, Mayor

APPROVED BY BUYER: This _____ day of August, 2025.

QuikTrip Corporation

By: _____
Truitt Priddy
Division Real Estate Manager



Agenda Memo**Crest Hill, IL**

Meeting Date: August 4, 2025
Submitter: Blaine Wing, City Administrator
Department: Administration
Agenda Item: MOU with MAP

Summary: The City Council will be going into Closed Session to discuss a memorandum of understanding with the police union (MAP). Please also note that in addition to the MOU that there are three (3) other sworn officers in management positions that are not represented by the Union the Administration plans to follow the same terms. Those positions are Deputy Chief and Chief.

Recommended Council Action: Approve the MOU between the City of Crest Hill and the MAP Labor council and

Financial Impact: \$5,000 as well as a grant.

Attachments: MOU will be disclosed following closed session, if brought forward for approval in open session.

Report Criteria:

Detail report type printed

[Report]. Check Issue Date = 07/25/2025,08/01/2025,08/05/2025

Vendor Number	Name	Invoice Number	Description	Invoice Date	Invoice Amount	Check Amount	Check Number	Check Issue Date	GL Period	GL Account
26	Aflac	839778 July	AFLAC 07-2025	07/26/2025	4,003.14	4,003.14	24726	08/05/2025	725	01015300
Total 26:					4,003.14	4,003.14				
53	Amalgamate	IEPA Loan P	IEPA EAST PLANT PRI	07/16/2025	114,631.18	114,631.18	24728	08/05/2025	725	30006105
		IEPA Loan P	IEPA EAST PLANT INT	07/16/2025	15,367.18	15,367.18	24728	08/05/2025	725	30006205
Total 53:					129,998.36	129,998.36				
82	Vestis	6030430690	UNIFORMS FOR STP	07/16/2025	29.66	29.66	24797	08/05/2025	725	07085344
		6030430690	UNIFORMS FOR WATE	07/16/2025	19.57	19.57	24797	08/05/2025	725	07065344
		6030430693	UNIFORMS FOR FLEE	07/16/2025	12.65	12.65	24797	08/05/2025	725	01035344
		6030430693	UNIFORMS FOR STRE	07/16/2025	37.80	37.80	24797	08/05/2025	725	01035344
		6030430693	MATS FOR PUBLIC WO	07/16/2025	13.98	13.98	24797	08/05/2025	725	01045300
		6030430693	UNIFORMS FOR BUILD	07/16/2025	7.74	7.74	24797	08/05/2025	725	01045344
		6030432800	UNIFORMS FOR FLEE	07/23/2025	12.65	12.65	24797	08/05/2025	725	01035344
		6030432800	UNIFORMS FOR STRE	07/23/2025	37.80	37.80	24797	08/05/2025	725	01035344
		6030432800	MATS FOR PUBLIC WO	07/23/2025	13.98	13.98	24797	08/05/2025	725	01045300
		6030432800	UNIFORMS FOR BUILD	07/23/2025	7.74	7.74	24797	08/05/2025	725	01045344
Total 82:					193.57	193.57				
102	AT&T 831-00	6416755015	ATT PUBLIC WORKS/C	07/19/2025	2,492.02	2,492.02	24730	08/05/2025	725	01105350
Total 102:					2,492.02	2,492.02				
103	AT&T 831-00	5005954012	INTERNET & PHONE S	07/19/2025	173.09	173.09	24731	08/05/2025	725	07065350
Total 103:					173.09	173.09				
195	Concentric In	0274732	WASTEWATER SCADA	07/21/2025	4,614.31	4,614.31	24740	08/05/2025	725	07085301
Total 195:					4,614.31	4,614.31				
215	Carus Corpor	SLS 1012212	POLYPROPYLENE	07/22/2025	17,526.00	17,526.00	24733	08/05/2025	725	07085421
Total 215:					17,526.00	17,526.00				
285	Cintas Fire P	0F94750354	SPRINKLER AND EME	05/06/2025	2,635.15	2,635.15	24735	08/05/2025	725	07085300
Total 285:					2,635.15	2,635.15				
295	Clarke Enviro	001037479	MOSQUITO ABATEME	07/21/2025	8,161.00	8,161.00	24736	08/05/2025	725	01035300
		001037498	MOSQUITO ABATEME	07/23/2025	4,023.00	4,023.00	24736	08/05/2025	725	01035300
Total 295:					12,184.00	12,184.00				
327	ComEd 2395	June 2025	MONTHLY STATEMENT	07/09/2025	302.20	302.20	24738	08/05/2025	725	07075353
Total 327:					302.20	302.20				
343	Compass Mi	1489969	ROAD SALT	04/14/2025	33,711.00	33,711.00	24739	08/05/2025	725	05005400
		1490441	ROAD SALT	04/15/2025	21,014.10	21,014.10	24739	08/05/2025	725	05005400

Vendor Number	Name	Invoice Number	Description	Invoice Date	Invoice Amount	Check Amount	Check Number	Check Issue Date	GL Period	GL Account
Total 343:					54,725.10	54,725.10				
374	CoStar Grou	122375645	COSTAR JULY 2025	07/02/2025	430.00	430.00	24743	08/05/2025	725	01165300
Total 374:					430.00	430.00				
451	Dynegy 1266	November 20	WELL #4 ELECTRIC N	11/29/2024	1,826.89	1,826.89	24749	08/05/2025	725	07065353
Total 451:					1,826.89	1,826.89				
452	Dynegy 6760	November 20	EAST PLANT ELECTRI	11/29/2024	10,832.33	10,832.33	24753	08/05/2025	725	07085353
Total 452:					10,832.33	10,832.33				
453	Dynegy 6635	November 20	WEST PLANT ELECTRI	11/29/2024	8,707.93	8,707.93	24752	08/05/2025	725	07085353
Total 453:					8,707.93	8,707.93				
454	Dynegy 0817	November 20	WELL #11 ELECTRIC N	11/29/2024	2,598.35	2,598.35	24747	08/05/2025	725	07065353
Total 454:					2,598.35	2,598.35				
455	Dynegy 0098	November 20	WELL #10 ELECTRIC F	11/29/2024	3,444.03	3,444.03	24745	08/05/2025	725	07065353
Total 455:					3,444.03	3,444.03				
457	Dynegy 6385	November 20	WELL #12 ELECTRIC N	11/29/2024	1,687.46	1,687.46	24751	08/05/2025	725	07065353
Total 457:					1,687.46	1,687.46				
458	Dynegy 0906	November 20	WELL #7 ELECTRIC N	11/29/2024	1,580.34	1,580.34	24748	08/05/2025	725	07065353
Total 458:					1,580.34	1,580.34				
459	Dynegy 1656	November 20	WELL #8 ELECTRIC N	11/29/2024	2,728.57	2,728.57	24750	08/05/2025	725	07065353
Total 459:					2,728.57	2,728.57				
461	Dynegy 0425	November 20	WELL #1 ELECTRIC N	11/29/2024	2,111.71	2,111.71	24746	08/05/2025	725	07065353
Total 461:					2,111.71	2,111.71				
518	Experian	6000108768	MONTHLY INVOICE	07/27/2025	25.00	25.00	24757	08/05/2025	725	01025345
Total 518:					25.00	25.00				
605	Gordon Flesc	IN15231507	GORDON FLESC MAI	07/10/2025	125.58	125.58	24758	08/05/2025	725	01165300
Total 605:					125.58	125.58				
640	Hawkins Inc	7128518	WATER CHEMICALS	06/30/2025	7,976.73	7,976.73	24760	08/05/2025	725	07065421
		7132665	SULFUR DIOXIDE & C	07/15/2025	180.00	180.00	24760	08/05/2025	725	07085421
		7132665	SULFUR DIOXIDE & C	07/15/2025	180.00	180.00	24760	08/05/2025	725	07065421
		7136745	WASTEWATER CHEMI	07/14/2025	1,975.80	1,975.80	24760	08/05/2025	725	07085421
		7136752	WASTEWATER CHEMI	07/14/2025	2,127.09	2,127.09	24760	08/05/2025	725	07085421

Vendor Number	Name	Invoice Number	Description	Invoice Date	Invoice Amount	Check Amount	Check Number	Check Issue Date	GL Period	GL Account
Total 640:					12,439.62	12,439.62				
664	Highland Plu	7649	FURNISHED LABOR A	07/16/2025	962.50	962.50	24761	08/05/2025	725	01045360
Total 664:					962.50	962.50				
826	JP Morgan C	ACC of Shor	K9 EXPENSE	06/30/2025	199.00	199.00	445	07/25/2025	625	01025346
		Chewy June	K9 FOOD	06/26/2025	96.09	96.09	445	07/25/2025	625	01025346
		Comcast 025	SEWER TREATMENT I	06/12/2025	377.72	377.72	445	07/25/2025	625	07095300
		Comcast 055	POLICE INTERNET	07/09/2025	239.95	239.95	445	07/25/2025	625	01025300
		Comcast 060	COMCAST WELL 10	06/21/2025	176.56	176.56	445	07/25/2025	625	07065301
		Guitar Center	AUDIO EQUIPMENT R	06/30/2025	1,483.99	1,483.99	445	07/25/2025	625	01108001
		Guitar Center	RETURN AUDIO EQUIP	07/01/2025	1,304.00-	1,304.00-	445	07/25/2025	625	01108001
		IPass Replen	IPASS REPLENISHME	06/10/2025	20.00	20.00	445	07/25/2025	625	01105300
		IPass Replen	IPASS REPLENISHME	07/01/2025	20.00	20.00	445	07/25/2025	625	01105300
		Microsoft E0	SUBSCRIPTION	07/05/2025	4.52	4.52	445	07/25/2025	625	01065301
		Microsoft E0	SUBSCRIPTION	07/05/2025	264.00	264.00	445	07/25/2025	625	01065301
		Microsoft G0	SUBSCRIPTION	07/05/2025	49.32	49.32	445	07/25/2025	625	01065301
		Microsoft G1	VISIO	07/09/2025	36.00	36.00	445	07/25/2025	625	01065301
		Microsoft G1	EMAIL SUBSCRIPTION	07/10/2025	8.40	8.40	445	07/25/2025	625	01065301
		NextDay Flye	GREETING CARDS	06/25/2025	275.29	275.29	445	07/25/2025	625	01025402
		Postsolve 73	FAX LINE	07/01/2025	209.34	209.34	445	07/25/2025	625	01065301
		The UPS Sto	POSTAGE	06/30/2025	236.91	236.91	445	07/25/2025	625	07065321
		UAG-FAA-Do	DRONE-DOBCZYK	06/20/2025	175.00	175.00	445	07/25/2025	625	01025341
		Unmanned V	UVT 1-YEAR LICENSE	06/17/2025	240.00	240.00	445	07/25/2025	625	01025300
		Urban Kitche	ECONOMIC DEVELOP	06/18/2025	38.68	38.68	445	07/25/2025	625	01165324
Total 826:					2,846.77	2,846.77				
881	Lawson Prod	312633403	WATER- STAINLESS S	07/11/2025	339.40	339.40	24768	08/05/2025	725	07065470
Total 881:					339.40	339.40				
912	Lower DesPl	1084	AGENCY MEMBER DU	03/25/2025	9,070.97	9,070.97	24769	08/05/2025	725	07085377
Total 912:					9,070.97	9,070.97				
913	Lower Dupag	290	LOWER DUPAGE MEM	03/07/2025	4,697.26	4,697.26	24770	08/05/2025	725	07085377
Total 913:					4,697.26	4,697.26				
951	Image Syste	424332	TONER FOR COPIER -	07/14/2025	366.00	366.00	24762	08/05/2025	725	07085401
		424332	TONER FOR COPIER -	07/14/2025	366.00	366.00	24762	08/05/2025	725	07075401
Total 951:					732.00	732.00				
961	Menards	91035	BUILDING MAINTENAN	07/16/2025	46.94	46.94	24772	08/05/2025	725	01045400
		91038	BUILDING MAINTENAN	07/16/2025	31.35	31.35	24772	08/05/2025	725	01045400
		91080	BUILDING MAINTENAN	07/17/2025	5.13	5.13	24772	08/05/2025	725	01045400
		91229	BUILDING MAINTENAN	07/21/2025	7.52	7.52	24772	08/05/2025	725	01045400
		91268	PUBLIC WORKS SUPP	07/22/2025	76.68	76.68	24772	08/05/2025	725	01045400
		91317	BUILDING MAINTENAN	07/23/2025	16.98	16.98	24772	08/05/2025	725	01045400
		91319	BUILDING MAINTENAN	07/23/2025	14.99	14.99	24772	08/05/2025	725	01045400
		91324	BUILDING MAINTENAN	07/23/2025	12.99	12.99	24772	08/05/2025	725	01045400
		CM#91321	RETURN OF BUILDING	07/23/2025	14.99-	14.99-	24772	08/05/2025	725	01045400

Vendor Number	Name	Invoice Number	Description	Invoice Date	Invoice Amount	Check Amount	Check Number	Check Issue Date	GL Period	GL Account
Total 961:					197.59	197.59				
965	M.E. Simpso	44854	MASTER/PRODUCTIO	07/16/2025	5,900.00	5,900.00	24771	08/05/2025	725	07065300
Total 965:					5,900.00	5,900.00				
969	Metropolitan I	INV074531	REPLACEMENT WAS P	06/30/2025	32,428.00	32,428.00	24773	08/05/2025	725	07085366
Total 969:					32,428.00	32,428.00				
991	MOE Fringe	Family Septe	SEPTEMBER 2025	07/31/2025	6,716.60	6,716.60	446	08/01/2025	725	01034200
		Family Septe	SEPTEMBER 2025	07/31/2025	6,106.00	6,106.00	446	08/01/2025	725	01074200
		Family Septe	SEPTEMBER 2025	07/31/2025	2,442.40	2,442.40	446	08/01/2025	725	01114200
		Family Septe	SEPTEMBER 2025	07/31/2025	1,526.50	1,526.50	446	08/01/2025	725	01124200
		Family Septe	SEPTEMBER 2025	07/31/2025	4,579.50	4,579.50	446	08/01/2025	725	07064200
		Family Septe	SEPTEMBER 2025	07/31/2025	2,442.40	2,442.40	446	08/01/2025	725	07074200
		Family Septe	SEPTEMBER 2025	07/31/2025	4,579.50	4,579.50	446	08/01/2025	725	07084200
		Family Septe	SEPTEMBER 2025	07/31/2025	5,190.10	5,190.10	446	08/01/2025	725	07094200
		Single +1 Se	SEPTEMBER 2025	07/31/2025	2,002.00	2,002.00	446	08/01/2025	725	01024200
		Single +1 Se	SEPTEMBER 2025	07/31/2025	2,202.20	2,202.20	446	08/01/2025	725	01034200
		Single +1 Se	SEPTEMBER 2025	07/31/2025	4,004.00	4,004.00	446	08/01/2025	725	01044200
		Single +1 Se	SEPTEMBER 2025	07/31/2025	1,001.00	1,001.00	446	08/01/2025	725	01124200
		Single +1 Se	SEPTEMBER 2025	07/31/2025	2,002.00	2,002.00	446	08/01/2025	725	01164200
		Single +1 Se	SEPTEMBER 2025	07/31/2025	900.90	900.90	446	08/01/2025	725	07064200
		Single +1 Se	SEPTEMBER 2025	07/31/2025	700.70	700.70	446	08/01/2025	725	07074200
		Single +1 Se	SEPTEMBER 2025	07/31/2025	1,201.20	1,201.20	446	08/01/2025	725	07094200
		Single Septe	SEPTEMBER 2025	07/31/2025	3,003.00	3,003.00	446	08/01/2025	725	01034200
		Single Septe	SEPTEMBER 2025	07/31/2025	1,001.00	1,001.00	446	08/01/2025	725	01044200
		Single Septe	SEPTEMBER 2025	07/31/2025	500.50	500.50	446	08/01/2025	725	01124200
		Single Septe	SEPTEMBER 2025	07/31/2025	1,001.00	1,001.00	446	08/01/2025	725	01164200
		Single Septe	SEPTEMBER 2025	07/31/2025	900.90	900.90	446	08/01/2025	725	07064200
		Single Septe	SEPTEMBER 2025	07/31/2025	800.80	800.80	446	08/01/2025	725	07074200
		Single Septe	SEPTEMBER 2025	07/31/2025	800.80	800.80	446	08/01/2025	725	07084200
		Single Septe	SEPTEMBER 2025	07/31/2025	2,002.00	2,002.00	446	08/01/2025	725	07094200
Total 991:					57,607.00	57,607.00				
1084	Oestreich Sal	245915	BUILDING KEY	07/23/2025	14.00	14.00	24775	08/05/2025	725	01045400
Total 1084:					14.00	14.00				
1102	Ottosen DiNo	15292	LABOR / PERSONNEL	06/30/2025	1,045.50	1,045.50	24776	08/05/2025	725	01105302
Total 1102:					1,045.50	1,045.50				
1148	Physicians I	4468484 102	PREEMPLOYMENT SC	07/18/2025	1,221.00	1,221.00	24777	08/05/2025	725	01105300
		4469161 431	RANDOM DRUG SCRE	07/18/2025	79.00	79.00	24777	08/05/2025	725	01015300
Total 1148:					1,300.00	1,300.00				
1174	PreCise MR	IN200-20067	FLEET- PUBLIC WORK	07/17/2025	414.00	414.00	24778	08/05/2025	725	01035300
Total 1174:					414.00	414.00				
1195	Quill LLC	44653210	CABINET FILE RAILS	06/25/2025	266.22	266.22	24780	08/05/2025	725	01115401
		44758374	CABINET FILE RAILS	07/03/2025	133.11	133.11	24780	08/05/2025	725	01115401

Vendor Number	Name	Invoice Number	Description	Invoice Date	Invoice Amount	Check Amount	Check Number	Check Issue Date	GL Period	GL Account
		44841482	MAGENTA PRINTER T	07/10/2025	131.99	131.99	24780	08/05/2025	725	01165401
	Total 1195:				531.32	531.32				
1196	R&R Septic	25-1918	PUMP TRUCK TO MOV	07/21/2025	750.00	750.00	24781	08/05/2025	725	07085373
	Total 1196:				750.00	750.00				
1237	Robinson En	25070178	RICH FOODS - PRETR	07/17/2025	384.75	384.75	24783	08/05/2025	725	07075330
		25070179	2024 SANITARY SEWE	07/17/2025	1,305.00	1,305.00	24783	08/05/2025	725	07075330
		25070180	2024 SANITARY SEWE	07/17/2025	253.75	253.75	24783	08/05/2025	725	07075330
		25070182	GIS DATA MAINTENAN	07/17/2025	1,778.25	1,778.25	24783	08/05/2025	725	07065301
	Total 1237:				3,721.75	3,721.75				
1243	Ray OHerron	2420902	GLOCKS-FIREARMS	07/07/2025	27,965.88	27,965.88	24782	08/05/2025	725	01025341
		2422398	UNIFORM EQUIPMENT	07/16/2025	274.00	274.00	24782	08/05/2025	725	01025344
		2422840	UNIFORM EQUIPMENT	07/18/2025	909.49	909.49	24782	08/05/2025	725	01025344
	Total 1243:				29,149.37	29,149.37				
1283	SEECO Con	19924	WEST PLANT REPORT	06/30/2025	6,637.00	6,637.00	24786	08/05/2025	725	35007512
	Total 1283:				6,637.00	6,637.00				
1289	Service Indus	144647	DISCHARGE HOSES	07/18/2025	416.00	416.00	24787	08/05/2025	725	01035400
	Total 1289:				416.00	416.00				
1302	Shorewood H	01-475052	FLEET- UNIT # 316 DE	07/03/2025	546.47	546.47	24788	08/05/2025	725	01075400
		01-475464	FLEET- TRASH HOLDE	07/08/2025	290.74	290.74	24788	08/05/2025	725	01075400
		01-477860	FLEET- TRASH HOLDE	07/24/2025	273.92	273.92	24788	08/05/2025	725	01075400
		01-477861	FLEET- UNIT # 221 HO	07/24/2025	31.11	31.11	24788	08/05/2025	725	01075400
		01-477863	FLEET- UNIT # 314 MO	07/24/2025	445.69	445.69	24788	08/05/2025	725	01075400
		CM#01-4754	FLEET- UNIT # 316 DE	07/08/2025	345.39-	345.39-	24788	08/05/2025	725	01075400
	Total 1302:				1,242.54	1,242.54				
1336	Spesia & Tayl	824191	GPWC/LAKE MICHIGA	07/15/2025	279.50	279.50	24789	08/05/2025	725	07065332
		824192	GENERAL CORPORAT	07/15/2025	15,305.50	15,305.50	24789	08/05/2025	725	01105302
	Total 1336:				15,585.00	15,585.00				
1360	State Treasur	66519	TRAFFIC SIGNAL MAIN	07/07/2025	3,686.70	3,686.70	24790	08/05/2025	725	01035351
	Total 1360:				3,686.70	3,686.70				
1366	Stewart Spre	4383	TRANSFER OF LIQUID	07/22/2025	4,084.92	4,084.92	24791	08/05/2025	725	07085373
	Total 1366:				4,084.92	4,084.92				
1373	Strand Assoc	0227586	ON CALL WASTEWATE	07/14/2025	1,448.26	1,448.26	24792	08/05/2025	725	07065331
		0227588	WELL 14 - RAW WATE	07/14/2025	6,425.44	6,425.44	24792	08/05/2025	725	12007602
		0227589	LAKE MICHIGAN DEM	07/14/2025	698.04	698.04	24792	08/05/2025	725	07065332
		0227590	GPWC - EASTERN & W	07/14/2025	20,890.00	20,890.00	24792	08/05/2025	725	12007602
		0227591	CIPP WM REHABILITAT	07/14/2025	6,343.34	6,343.34	24792	08/05/2025	725	12007602
		0227592	CHEMICAL FEED SYST	07/14/2025	10,565.06	10,565.06	24792	08/05/2025	725	07065332

Vendor Number	Name	Invoice Number	Description	Invoice Date	Invoice Amount	Check Amount	Check Number	Check Issue Date	GL Period	GL Account
		0227593	RRA, ERP, & CYBER S	07/14/2025	490.80	490.80	24792	08/05/2025	725	07065330
		0227594	PFAS STUDY-STRAND	07/14/2025	6,277.06	6,277.06	24792	08/05/2025	725	07065331
	Total 1373:				53,138.00	53,138.00				
1392	SWAHM	August 2025	SWAHM AUGUST 2025	08/01/2025	100,509.26	100,509.26	447	08/01/2025	725	01015300
	Total 1392:				100,509.26	100,509.26				
1503	Uni-Max Man	5473	JANITORAL SERVICES	07/21/2025	1,760.00	1,760.00	24795	08/05/2025	725	01045300
	Total 1503:				1,760.00	1,760.00				
1521	USABlueBoo	INV0077354	ESTP LAB SUPPLIES	07/21/2025	746.11	746.11	24796	08/05/2025	725	07085420
		INV0077362	WATER LAB SUPPLIES	07/21/2025	3,237.14	3,237.14	24796	08/05/2025	725	07065420
	Total 1521:				3,983.25	3,983.25				
1563	VSP of Illinois	823248363 A	VSP-07-2025	07/17/2025	300.65	300.65	24799	08/05/2025	725	01015300
	Total 1563:				300.65	300.65				
1574	Will County 9	250612-020	EVERBRIDGE LICENSI	06/12/2025	2,500.00	2,500.00	24800	08/05/2025	725	01065301
	Total 1574:				2,500.00	2,500.00				
1778	Konica Minolt	9010518049	MONTHLY COPIER MAI	07/14/2025	281.06	281.06	24766	08/05/2025	725	01065301
	Total 1778:				281.06	281.06				
1791	Conor Sween	Travel Reimb	SWEENEY-TRAVEL REI	07/15/2025	27.00	27.00	24741	08/05/2025	725	01025342
	Total 1791:				27.00	27.00				
1795	Konica Minolt	560362618	COPIER LEASE	07/18/2025	436.00	436.00	24767	08/05/2025	725	01065301
	Total 1795:				436.00	436.00				
1884	Superior Exc	1240	INSERTION VALVE INS	07/07/2025	12,300.00	12,300.00	24793	08/05/2025	725	07065361
	Total 1884:				12,300.00	12,300.00				
1923	Ins'tent Indus	37442	HARD CASE FOR TEN	05/29/2025	308.00	308.00	24763	08/05/2025	725	01025402
	Total 1923:				308.00	308.00				
1950	Pure Water P	2098458	WATER FOR WEST PL	06/28/2025	47.50	47.50	24779	08/05/2025	725	07085401
		2098458	WATER FOR PW	06/28/2025	65.00	65.00	24779	08/05/2025	725	01035401
	Total 1950:				112.50	112.50				
1953	Amazon Capi	16D7-XHG3-	PENS	07/20/2025	15.27	15.27	24729	08/05/2025	725	01025401
		16GG-LLJW-	FLEET- POLICE VENT	07/20/2025	377.96	377.96	24729	08/05/2025	725	01075400
		16H3-K1JD-	CANDY FOR PUBLIC C	07/14/2025	11.50	11.50	24729	08/05/2025	725	01165401
		16VY-QNHH-	PROPELLERS	07/22/2025	22.38	22.38	24729	08/05/2025	725	01025400
		1D9D-HL49-	MISC ITEMS	07/16/2025	61.31	61.31	24729	08/05/2025	725	01025400
		1F4G-J4YM-	ADMIN. SUPPLIES	07/24/2025	78.40	78.40	24729	08/05/2025	725	01105401

Vendor Number	Name	Invoice Number	Description	Invoice Date	Invoice Amount	Check Amount	Check Number	Check Issue Date	GL Period	GL Account
		1FRR-GCQF	CAR CHARGER FOR M	07/18/2025	8.39	8.39	24729	08/05/2025	725	01105401
		1H3P-13YF-	FLEET- WELDING HEL	07/16/2025	57.03	57.03	24729	08/05/2025	725	01075400
		1HMQ-TKQN	SPRAY ADHESIVE	07/16/2025	20.12	20.12	24729	08/05/2025	725	01025400
		1KM6-JPFT-	HAND SANITIZER	07/25/2025	23.99	23.99	24729	08/05/2025	725	01165401
		1KM6-JPFT-	PEN REFILLS	07/25/2025	5.68	5.68	24729	08/05/2025	725	01165401
		1LMR-9V96-	COASTERS FOR ADM.	07/21/2025	21.99	21.99	24729	08/05/2025	725	01105401
		1NWG-GGN	STAPLES	07/16/2025	6.66	6.66	24729	08/05/2025	725	01125401
		1PL6-LQJT-L	HANGING FILE FOLDE	07/03/2025	70.86	70.86	24729	08/05/2025	725	01115401
		1PL6-LQJT-L	BUSINESS CARD HOL	07/03/2025	.99	.99	24729	08/05/2025	725	01125401
		1PL6-LQJT-L	PAPER CLIPS ASSORT	07/03/2025	16.99	16.99	24729	08/05/2025	725	01105401
		1PL6-LQJT-L	LEGAL NOTEPADS	07/03/2025	22.99	22.99	24729	08/05/2025	725	01105401
		1PL6-LQJT-L	FILE FOLDERS	07/03/2025	24.20	24.20	24729	08/05/2025	725	01105401
		1PL6-LQJT-L	SHIPPING & HANDLIN	07/03/2025	5.25	5.25	24729	08/05/2025	725	01105400
		1Q4K-L7YG-	POISON IVY WIPES	07/18/2025	69.63	69.63	24729	08/05/2025	725	01035402
		1RDN-NXFN-	TEMP. DUCK CROSSIN	07/18/2025	20.00	20.00	24729	08/05/2025	725	01105401
		1RDN-NXFN-	FILE FOLDERS	07/18/2025	28.36	28.36	24729	08/05/2025	725	01105401
		1RPP-FTQF-	9X12 MAILING ENVEL	07/17/2025	14.83	14.83	24729	08/05/2025	725	01025401
		1V69-WNP3-	TONER	07/18/2025	94.89	94.89	24729	08/05/2025	725	01025401
		1VKY-PGRW	BATTERIES	07/22/2025	73.96	73.96	24729	08/05/2025	725	01025400
		1VX3-973K-4	FLEET- POLICE FLASH	07/23/2025	140.00	140.00	24729	08/05/2025	725	01075400
		1VX3-973K-6	COPY PAPER AND PE	07/23/2025	123.94	123.94	24729	08/05/2025	725	01025401
		1XFH-GTCY-	DVD-R	07/16/2025	23.99	23.99	24729	08/05/2025	725	01025400
		CM#11KV-P	PHONE CASE RETUR	07/25/2025	23.50-	23.50-	24729	08/05/2025	725	01035400
		CM#14FK-69	FLEET- WELDING HEL	07/22/2025	57.03-	57.03-	24729	08/05/2025	725	01075400
Total 1953:					1,361.03	1,361.03				
1954	Charles J De	120	ADMINISTRATIVE HEA	07/16/2025	300.00	300.00	24734	08/05/2025	725	01015300
Total 1954:					300.00	300.00				
1971	Graybar Fina	18771321	PHONE SYSTEM MON	07/26/2025	2,110.85	2,110.85	24759	08/05/2025	725	01105350
Total 1971:					2,110.85	2,110.85				
1983	Cornwell Eng	016304-01-0	LAKE MICHIGAN COR	07/07/2025	2,807.50	2,807.50	24742	08/05/2025	725	07065332
Total 1983:					2,807.50	2,807.50				
1992	Vissering Co	WSTP Pay A	WSTP PAY APP 30	07/09/2025	1,108,332.12	1,108,332.12	24798	08/05/2025	725	35007512
Total 1992:					1,108,332.12	1,108,332.12				
2024	Comcast Bus	246421775	COMCAST MONTHLY	07/15/2025	8,112.18	8,112.18	24737	08/05/2025	725	01065300
Total 2024:					8,112.18	8,112.18				
2033	Carefree	426857	IRRIGATION REPAIRS	05/28/2025	1,942.76	1,942.76	24732	08/05/2025	725	01045300
Total 2033:					1,942.76	1,942.76				
2062	AHW LLC	I11109246A	FLEET- 2025 FRONTIE	07/18/2025	22,065.74	22,065.74	24727	08/05/2025	725	11007301
Total 2062:					22,065.74	22,065.74				
2073	David Strahl	69	HOURS FOR DAVID ST	07/21/2025	2,977.73	2,977.73	24744	08/05/2025	725	01105300

Vendor Number	Name	Invoice Number	Description	Invoice Date	Invoice Amount	Check Amount	Check Number	Check Issue Date	GL Period	GL Account
Total 2073:					2,977.73	2,977.73				
2074	MGT Impact	MGT36959	HOURS FOR JULIUS H	07/15/2025	10,150.00	10,150.00	24774	08/05/2025	725	01105300
Total 2074:					10,150.00	10,150.00				
2123	Erik Bulger	Clothing Allo	FY 26 CLOTHING REIM	07/17/2025	104.08	104.08	24756	08/05/2025	725	01044107
Total 2123:					104.08	104.08				
2142	Engineering	84151	IEPA WATER AUDIT-20	07/18/2025	1,325.50	1,325.50	24755	08/05/2025	725	07065300
Total 2142:					1,325.50	1,325.50				
2147	Edward Clem	Clothing Allo	FY 26 CLOTHING REIM	07/17/2025	214.15	214.15	24754	08/05/2025	725	01034107
Total 2147:					214.15	214.15				
2174	Sustainable	070725	MENTZER CONSULTIN	07/07/2025	5,577.50	5,577.50	24794	08/05/2025	725	01165300
		072325	MENTZER PROFESSIO	07/25/2025	6,656.25	6,656.25	24794	08/05/2025	725	01165300
Total 2174:					12,233.75	12,233.75				
2184	Rodriguez C	Contractors	INCOMPLETE CONTR	07/03/2025	100.00	100.00	24784	08/05/2025	725	01003210
Total 2184:					100.00	100.00				
2190	Scanlon Exc	24-311C	OAKLAND AVENEUE C	07/10/2025	249,442.95	249,442.95	24785	08/05/2025	725	12007620
Total 2190:					249,442.95	249,442.95				
2191	Kerry McLau	Clothing Allo	FY 26 CLOTHING REIM	06/29/2025	68.46	68.46	24765	08/05/2025	725	07084107
		Clothing Allo	FY 26 CLOTHING REIM	06/29/2025	29.65	29.65	24765	08/05/2025	725	07084107
		Clothing Allo	FY 26 CLOTHING REIM	07/19/2025	42.79	42.79	24765	08/05/2025	725	07084107
Total 2191:					140.90	140.90				
2192	Jamie Malloy	Gas Reimbur	GAS REIMBURSEMEN	07/22/2025	20.03	20.03	24764	08/05/2025	725	01015342
Total 2192:					20.03	20.03				
Grand Totals:					2,060,141.33	2,060,141.33				

Report Criteria:

Detail report type printed

[Report]. Check Issue Date = 07/25/2025,08/01/2025,08/05/2025