

MINUTES OF THE REGULAR MEETING
CITY COUNCIL OF CREST HILL
WILL COUNTY, ILLINOIS
May 4, 2026

1. OPENING OF MEETING

The regular meeting of the City of Crest Hill was called to order by Mayor Raymond R. Soliman at 7:00 p.m. in the Council Chambers, 20600 City Center Boulevard, Crest Hill, Will County, Illinois.

2. PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was recited in unison.

Mayor Soliman observed that May is Police Memorial Month and called attention to the City of Crest Hill's tradition of honoring the two police officers killed in the line of duty during its 66-year history: Officer James W. Nink, killed on September 16, 1967, while in pursuit of an armed robbery suspect whose vehicle struck a telephone pole; and Sergeant Timothy A. Simenson, killed on September 28, 1994, after being shot at close range while conducting a traffic stop following an armed robbery. Mayor Soliman thanked both individuals for their sacrifice and service to Crest Hill, extended condolences to both families and asked for a moment of silence in their honor.

3. ROLL CALL

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

Also present were: City Administrator Blaine Wing, Police Chief Ed Clark, Finance Director Glenn Gehrke, City Engineer Ron Wiedeman, Public Works Director Gary Richardson, Assistant City Administrator/HR Director Ashley Monroe, and City Attorney Mike Stiff.

4. CITIZEN/SPECIAL REQUEST/PUBLIC HEARINGS

- A. Update of the CMAP (Chicago Metropolitan Agency for Planning) Pavement Management Program 2026

Mayor Soliman asked for a motion to open a public hearing.

Alderperson Oberlin made a motion to open a public hearing on the update of the CMAP at 7:04 p.m. Seconded by Alderwoman Gazal. Roll Call: Ayes: Dyke, Deserio, Jefferson, Gazal, Oberlin, Cipiti, Albert, Kubal. Nays: None. Abstain: None. Absent: None. MOTION CARRIED.

City Engineer Ron Wiedeman introduced the presentation, noting that the City's pavement ratings were last conducted in 2020 and that an update was due, as such studies are typically valid for approximately five years. He

introduced Luis Sibaja, Program Manager at Applied Paving Technology, who presented the updated findings, along with representatives from CMAP and ACOM.

Mr. Sibaja explained that pavement management is a cyclical process requiring periodic updates to ensure that road network data, unit costs, and condition ratings remain current and meaningful for financial planning. Data collection was conducted in September of the prior year using specialized equipment that captures photographic imagery and laser measurements of pavement surfaces. These measurements are analyzed using trained surveyors to validate distress types, severity, and extent in accordance with ASTM standards, ultimately producing a Pavement Condition Index (PCI) score for each road segment, ranging from 0 (failed) to 100 (excellent).

The current network-wide, area-weighted PCI for Crest Hill's approximately 51 centerline miles of maintained roads is 61, placing the City in the "fair" condition category. This represents a 10-point increase from the 2020 rating of 51, a result described by Mr. Sibaja as commendable and uncommon among CMAP-member agencies. Mr. Sibaja noted that, across the agencies with which his firm has worked, most municipalities see pavement conditions deteriorate over time rather than improve.

The presentation highlighted that approximately 13% more road area is now in "fair or better" condition compared to 2020, and 18% more road area is in "good or satisfactory" condition. Four budget scenarios were presented over a five-year horizon, all incorporating a 4% annual inflation rate:

- Do Nothing: Significant deterioration of the network.
- Current Budget (\$3,350,000/year with 4% annual increase): Projected increase from PCI 61 to approximately 63, representing continued improvement.
- Target Condition of 70 (Satisfactory): Would require approximately \$6,700,000 per year.
- Full Backlog Elimination: Would require approximately \$11,300,000 per year.

At the current budget level, approximately 7.8 centerline miles of road maintenance could be completed over the next five years. Mr. Sibaja also noted that a localized maintenance analysis identified approximately 95 sections needing stop-gap repairs at an estimated cost of \$90,000, and approximately 168 sections suitable for preventive maintenance (crack sealing and patching) at an estimated cost of \$31,000. Mr. Sibaja emphasized the value of preventive maintenance, noting that \$1 spent on preservation can prevent \$4 to \$5 in future rehabilitation costs.

Recommendations included maintaining and annually updating the pavement management software with completed work and current unit

costs, re-rating conditions every three to five years, and continuing to use the system as a financial planning tool.

Mayor Soliman touched on the significance of the 10-point PCI improvement from 2020 to 2025. Alderman Albert wanted to know how Crest Hill's PCI of 61 compared to peer municipalities. Mr. Sibaja stated that the average is mid to upper 50's so Crest Hill is slightly above average. Alderman Albert asked about cost and the impact of rising construction costs. Mr. Sibaja stated that costs have significantly increased over the past three years. Alderwoman Gazal recognized City Engineer Wiedeman for his proactive use of the system, including a strategy of targeting deteriorated roads aggressively while applying preventive maintenance to roads in good condition. City Engineer Wiedeman noted that CMAP's assistance and funding support for this effort is a valuable resource not widely utilized by all municipalities.

No members of the public approached the podium during the public comment period.

Mayor Soliman asked for a motion to close the public hearing on the update of the CMAP.

Alderman Oberlin made a motion to close a public hearing on the update of the CMAP at 7:26 p.m. Seconded by Alderwoman Gazal. Roll Call: Ayes: Deserio, Jefferson, Gazal, Oberlin, Cipiti, Albert, Kubal, Dyke. Nays: None. Abstain: None. Absent: None. MOTION CARRIED.

B. A Proclamation for ALS Awareness Month

Members of the City Council read aloud a proclamation declaring the month of May as ALS Awareness Month in the City of Crest Hill. The proclamation acknowledged that Amyotrophic Lateral Sclerosis (Lou Gehrig's disease) is a progressive, fatal neurodegenerative disease with no known cure, that someone is diagnosed or dies from ALS every 90 minutes, and that military veterans are at elevated risk.

Alderman Oberlin made a motion to approve the ALS Awareness Month Proclamation. Seconded by Alderman Albert. Roll Call: Ayes: Jefferson, Gazal, Oberlin, Cipiti, Albert, Kubal, Dyke, Deserio. Nays: None. Abstain: None. Absent: None. MOTION CARRIED.

Mayor Soliman presented a copy of the proclamation to Mr. John Ulrich, a Crest Hill resident who had requested the recognition on behalf of his sister, Mary "Sparkle" Young, who was diagnosed with bulbar onset ALS in June of the prior year. Mr. Ulrich addressed the Council, reading a personal statement from his sister. Ms. Young, a retired Chicago Public Schools teacher of 32 years and an active athlete who had competed in 5K races and skiing, described how the disease had progressively affected her speech, swallowing, and mobility, while affirming her continued determination to

live independently, care for herself, and travel. Mr. Ulrich expressed gratitude to Mayor Soliman and Council for their recognition, emphasizing that proclamations such as this remind ALS patients that they are not alone and help move the community closer to better treatments and a cure.

Council members offered words of encouragement and admiration for Ms. Young's resilience. Alderwoman Gazal noted the City's prior participation in the ALS Ice Bucket Challenge. Alderman Albert, Alderperson Oberlin and Alderman Dyke also expressed support and commended Ms. Young's fighting spirit.

C. A Proclamation for National Police Week

Mayor Soliman and Police Chief Ed Clark jointly read a proclamation designating the week of May 11–17, 2026 as National Police Week in the City of Crest Hill, and designating May 17, 2026, as Peace Officers Memorial Day in honor of all police officers killed in the line of duty, with special recognition of Officer James W. Nink and Sergeant Timothy A. Simenson.

Alderwoman Gazal made a motion to approve the Police Proclamation. Seconded by Alderman Deserio. Roll Call: Ayes: Oberlin, Cipiti, Albert, Kubal, Dyke, Deserio, Jefferson, Gazal. Nays: None. Abstain: None. Absent: None. MOTION CARRIED.

Mayor Soliman presented Police Chief Ed Clark with a copy of the proclamation, expressing pride in the department and acknowledged the increasing difficulty of law enforcement in the current social climate, commending the courage of officers who continue to serve. Police Chief Clark thanked Mayor Soliman, City Council, and community for their steadfast and palpable support of the department.

Alderperson Oberlin shared a personal connection to both fallen officers, noting that Officer Nink's family had lived near her and that Sergeant Simonson had been a beloved presence in her neighborhood. She recounted that her son's grief over Sergeant Simonson's death had inspired the tradition of delivering holiday cookies to the police department. Alderwoman Gazal, Alderman Deserio, Alderman Dyke, Alderman Kubal, Alderman Albert and Alderman Cipiti added expressions of gratitude to Police Chief Clark and the entire department.

D. A Proclamation Honoring the Employees of the City of Crest Hill Public Works Department

Mayor Soliman and Public Works Director Gary Richardson read a proclamation designating the week of May 17–23, 2026 as National Public Works Week in the City of Crest Hill, in conjunction with the 66th Annual National Public Works Week sponsored by the American Public Works Association. The proclamation recognized the vital role of public works

professionals in maintaining the City's transportation, water, waste, and public facilities infrastructure.

Aldersperson Oberlin made a motion to approve the Proclamation Honoring the Employees of the City of Crest Hill Public Works Department. Seconded by Alderwoman Gazal. Roll Call: Ayes: Cipiti, Albert, Kubal, Dyke, Deserio, Jefferson, Gazal, Oberlin. Nays: None. Abstain: None. Absent: None. MOTION CARRIED.

Mayor Soliman commended public works employees for their dedication under demanding conditions, including responding to water main breaks in sub-zero temperatures and plowing roads in poor visibility. He presented Director Richardson with a copy of the proclamation for display at the Public Works facility. Director Richardson expressed appreciation on behalf of his team and stated he would share the recognition at the department's next morning meeting. Aldersperson Oberlin, Alderman Kubal, Alderwoman Gazal and Alderman Deserio thanked Director Richardson for the dedicated work that he and his team provide to the City of Crest Hill.

5. PUBLIC COMMENT FOR AGENDA ITEMS ONLY

No one approached the podium to make public comments on the agenda items.

6. CONSENT AGENDA

Mayor Soliman asked if any of the Council members wished to have any items removed from the consent agenda for further discussion.

Alderman Cipiti requested to remove item 6C (Approve the Minutes from the Work Session Meeting Held on April 27, 2026) from the consent agenda.

Mayor Soliman proceeded to read the consent agenda items:

- A. Approve the Minutes from the Work Session Meeting Held on April 13, 2026.
- B. Approve the Minutes of the Regular City Council Meeting Held on April 20, 2026.
- C. Approve the Minutes from the Work Session Meeting Held on April 27, 2026. (*REMOVED for Discussion*)
- D. Approve the Mayor to Execute the MFT Forms for Resolution for Maintenance Under the Illinois Highway code, Estimate of Maintenance Costs and Maintenance Engineering to be Performed by a Consulting Engineer for 2026/2027 MFT Program as Included in the 2026/2027 City Budget. **Resolution #1409**

- E. Awarding the Contract to P.T. Ferro Construction Company for the Inncircle Water Main and Roadway Rehabilitation, Phase 2 Improvement in the Amount of \$933,395.46.
- F. Awarding the Contract to P.T. Ferro Construction Company for the Oakland Avenue Water Main and Roadway Rehabilitation, Phase 2 Improvement in the Amount of \$1,686,708.10.
- G. Approve a Resolution Approving a Professional Service Agreement for Design Services for the Lincoln Ave. and Crestwood Dr. Watermain Replacement and Roadway Rehabilitation Improvement by and between the City of Crest Hill, Will County, Illinois and Christopher B. Burke Engineering, Ltd for a Cost of \$89,975.00. **Resolution #1410**
- H. Approve a Resolution to Approve a New Independent Contractor Agreement Consulting Service Agreement by and between the City of Crest Hill, Will County, IL, and Ronald Mentzer. **Resolution #1411**
- I. Approve an Ordinance Approving a Special Use for an Indoor Recreational and Entertainment (Soccer) Facility, and Variations from the Crest Hill Code of Ordinances-Sign Code with Respect to Certain Real Property Located at 905 Theodore Street in Crest Hill, Illinois (Application of Jorge Cruz - 2836 INVESTMENTS LLC). **Ordinance #2059**
- J. Approve an Ordinance Approving a Special Use for an Automobile Sales and/or Leasing Business and an Automobile Body Repairing/Painting Business, and Variations from the Crest Hill Zoning Ordinance with Respect to Certain Real Property Located at 1923 N. Broadway Street in Crest Hill, Illinois (Application of Francisco Martinez Trejo). **Ordinance #2060**
- K. Approve a Resolution Approving an Intergovernmental Agreement by and between the City of Crest Hill and the Geographic Information System Consortium (GISC) and its Members and Designating the City of Crest Hill Director and Alternative Director to the GISC Board. **Resolution #1412**
- L. Approve a Resolution Approving a GIS Consortium Service Provider Contract by and between the City of Crest Hill and Municipal GIS Partners, Inc. (MGP). **Resolution #1413**
- M. Approve a Promotion of Jacob Poor to Full-Time Building Inspector. **Resolution #1416**
- N. Approve a Promotion of Zoe Gates to Administrative Assistant for Community Development. **Resolution #1417**
- O. Approval of the Veterans/Police Memorial FY Budget 26-27.

- P. Approval to Purchase a Drone DJI M4TD from Unmanned Vehicle Technologies, LLC (UVT) in an Amount not to Exceed \$14,183.54.
- Q. Approval of a Special Event Police Services Agreement with Palladin Productions LLC.
- R. Approval of Pay Request #40 from Vissering Construction Inc. with direction to send it to the IEPA for approval and disbursement for a total amount of \$177,742.00.
- S. Approval of the Regular and Overtime Payroll from April 6, 2026, through April 19, 2026, in the Amount of \$292,517.88.
- T. Approval of the List of Bills Issued through May 5, 2026, in the Amount of \$540,274.52.

Mayor Soliman asked for a motion to approve the consent agenda items.

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

Mayor Soliman stated that they would now discuss the items that were removed from the consent agenda to discuss separately.

- 6C. Approve the Minutes from the Work Session Meeting Held on April 27, 2026.

Alderman Mark Cipiti stated, "In reading the minutes on that meeting, I just noticed that there was some content left out of the discussion pertaining to, sorry, bear with me, the presentation on the Veterans Memorial Day event. There was more discussion and it wasn't in the minutes, so I was just requesting that, for the record, it be put in there. Thank you." City Attorney Mike Stiff clarified, "So, my understanding is there's been some back and forth between you and the Clerk's office, Councilman Cipiti?" Alderman Cipiti answered, "Correct." Attorney Stiff asked, "Is the exact content what's you're requesting in the, in those emails because I've been asked by the Clerk to basically, you know, are the minutes supposed to be verbatim (like a transcript) and we've had this discussion before, they are not, they are supposed to be a general summary, so I mean..." Alderman Cipiti stated, "Well, if you look at those same minutes, for example, item number two, which was a forensic audit update and discussion, granted it was a longer discussion, however, much of it is verbatim, specifically quoting individuals their exact words. So, I have no problem if it's going to be a general recap of discussions, but who picks and chooses when it's a recap and when it's a uh, word for word, um..."

Attorney Stiff stated, "transcript." Alderman Cipiti continued, "...transcript of the discussion? So, I just find it a little frustrating that I find it, that's it's often myself, discussions or comments that I'm involved in that get severely edited down. I hope it's just a coincidence, but I'm finding it as you all know because I bring it up on minutes, where it just seems to happen more often than not, that where if I have a discussion and bring up points, they don't appear but again, you look at other parts of minutes and it's quotes. I mean direct quotes from, from members of Council. That it appears that way in minutes so I'm a little unclear as to the approach of when the minutes are done, when and how it's determined to include exact quotes and or to summarize it with a sentence or two. It's either, I think, you know, in fairness it should be consistently done." City Clerk Christine Vershay-Hall stated, "I would just like to say, Mark Cipiti, no, the Clerk's office is not picking on you. The verbatim parts that you are getting in your packets could be legal and it could be the independent audit thing that is happening. Those are being verbatim, but the Clerk's office is not picking on you." Alderman Cipiti stated, "I didn't say anyone was picking on me, I'm just saying that I have noticed a pattern and some areas that are in here quoted are not just from legal counsel so there's no legal misunderstanding or it's quotes and statements from various other people that were in the discussion." Attorney Stiff said, "All I can say from a legal standpoint is what I said before, that and I'm not making those decisions, I don't even see them until they're done so I don't know whether the Council wants to, as a group, have a work session topic to discuss what types of things you want more in the nature of verbatim or a transcript and what things are okay to summary. I agree with at least the point that Councilman Cipiti is making that if it seems that whatever decisions are made, being made without some guidance from the Council then maybe the Council needs to weigh in on what the approach should be for minutes. But again, legally, I mean, I think Blaine and I have had this discussion some of his other communities and some of my other communities, the minutes are very general and very much an overview, but you've always got the recordings that if the Council wants to mandate the recordings never be deleted or discarded once the minutes are approved, you've always got the recordings to go back to. The City could make that as its policy now. I think at some point, you might have space and cloud storage issues, but that's something that's easily solvable, if you want to as a policy say our minutes are going to be general, but if anyone ever wants to go back to audio recordings to find the verbatim, you can. I mean that's one option." Alderwoman Gazal asked, "Can I make a couple comments?" Attorney Stiff answered, "Sure." Alderwoman Gazal stated, "You are correct, the minutes are as minimum, that's how it's been for years. I kind of mentioned to Chris earlier, I've never seen so many details in the minutes like lately. That new clerk that she has, Linda, she's like, doing an amazing job. She puts a lot of information, it took me forever to read all these minutes today. In the past, I have asked for a transcriber, maybe that's the way that we can record that. I understand that the meetings are not televised and maybe some residents would like to see what happens in meetings. The residents are not going to come and listen to the tapes in here, we would be opening a can of worms of doing stuff like that. So, since

the meetings are not televised, maybe we can get that transcriber, you know, have them ready in case somebody wants to see them. But also, when I wanted to make a change, and correct me if I'm wrong, Chris, I've reached out to you and said, 'Do you mind adding this to the minutes,' is that correct?" City Clerk Vershay-Hall stated, "Correct." Alderwoman Gazal stated, "So, that is another way we can do it, you know, we can add it. Email or call and say I would like this particular part to be added to the minutes." Clerk Vershay-Hall stated, "Today, I know the communication was back and forth between Linda and Mark and she just didn't understand completely what he wanted put in there. So, on the eleventh hour, we couldn't get it in, you know, anything changed. So, I mean, I guess the only thing we can go back in there and do is just type that section verbatim, but it's just like the attorney said basically a synopsis is actually what happened and again the Clerk's office is not picking on any individual, Council members, any individual comments, but like I said, the only things verbatim right now going in your minutes is anything that could be legal, so that's why you're getting longer packets right now. But we can go back in and put it verbatim, that section." Alderman Albert asked, "Mark, I take it you've made suggestions on what you want to see added or just redone altogether?" Alderman Cipiti responded, "Well, I didn't see her fi..., I mean I thought I was clear on what I was requesting, but I didn't give a word for word, please add this kind of a thing, no." Clerk Vershay-Hall asked, "Would you like us to go back and do it verbatim?" Alderman Cipiti responded, "I would like more from the discussion to be added, whether or not it's verbatim per se or not. It wasn't that long of a discussion that's the part I'm, you know, the amount of time it took to her to email me back and forth a few times probably could just listened to it and done it."

Alderman Jefferson said, "I think it would probably be a good idea to archive all audio for you never know in the future what may come up. The generalization in the minutes I understand, but I think the audio should be archived some type of way. If we got a server, we could download it in. I don't really trust cloud that much, but if we got a private server, we could download all the audio in and save for futuristic recall, I think that would be to our advantage." Mayor Soliman stated, "Council, I think you have two choices; approve them as written or have further discussion at the next work session in regard to these minutes." Alderwoman Gazal asked, "For right now, can we make a motion to add those particular comments he would like and we can have this on a work session to discuss it further, not tonight?" Alderman Cipiti asked, "We have a month to approve them, right? A month to approve? So, it could wait until the next Council meeting to approve, if they're..." Clerk Vershay-Hall stated, "If you want to right now, table these. We'll go back over them, send them over to Alderman Cipiti, see if he's okay with it and we'll bring them back on the next agenda." Attorney Stiff stated, "That will be fine." Mayor Soliman stated, "Somebody needs to make a motion."

Alderwoman Gazal made a motion to table Consent Agenda item 6C, Approve the Minutes from the Work Session Meeting Held on April 27,

2026. Seconded by Alderman Jefferson. Roll Call: Ayes: Kubal, Dyke, Deserio, Jefferson, Gazal, Oberlin, Albert. Naves: None. Abstain: Cipiti. Absent: None. MOTION CARRIED.

City Clerk Christine Vershay-Hall provided the resolution and ordinance numbers:

- 6D: Resolution 1409
- 6G: Resolution 1410
- 6H: Resolution 1411
- 6I: Ordinance 2059
- 6J: Ordinance 2060
- 6K: Resolution 1412
- 6L: Resolution 1413
- 6M: Resolution 1416
- 6N: Resolution 1417

Following the vote, two applicants whose items had been approved on the consent agenda addressed the Council briefly. Regarding the 1923 N. Broadway Street automobile sales and body repair business (Ordinance 2060, Application of Francisco Martinez Trejo), the applicant raised a question about flexibility with parking spaces as well as the approved hours of operation. City Attorney Mike Stiff and Mayor Soliman clarified that the conditions approved by the Plan Commission and City Council—including the number of parking spaces and hours of operation of Monday–Friday 9 a.m. to 7 p.m. and Saturday 9 a.m. to 6 p.m. for body repair, and Monday–Saturday 9 a.m. to 6 p.m. for sales—were binding as approved and would need to be honored. The applicant confirmed acceptance of those terms.

Omar, the real estate broker for the 905 Theodore Street indoor soccer facility (Ordinance 2059, Application of Jorge Cruz – 2836 Investments LLC) was present for the Cruz family, who were unable to attend the meeting, and confirmed there were no outstanding concerns and expressed eagerness to proceed.

7. REPORTS & COMMUNICATIONS FROM DEPARTMENTS & ELECTED OFFICIALS

7A. MAYOR’S REPORT:

1. Re-Appointment of Civil Service Commissioner Tom Hunter

Mayor Soliman recommended the reappointment of Tom Hunter to the Crest Hill Civil Service Commission for a first full three-year term, expiring May 1, 2029. Mr. Hunter had previously been appointed in May 2025 to fill the unexpired term of the late commissioner Nick Weiss.

Mayor Soliman asked for a motion to approve the re-appointment of Civil Service Commissioner Tom Hunter.

Alderman Albert made a motion to approve the re-appointment of Civil Service Commissioner Tom Hunter. Seconded by Alderwoman Gazal. Roll Call: Ayes: Dyke, Deserio, Gazal, Oberlin, Albert, Kubal. Nays: None. Abstains: Jefferson, Cipiti. Absent: None. MOTION CARRIED.

2. Re-Appointment of Plan Commissioner Marty Flynn

Mayor Soliman recommended the reappointment of Marty Flynn to the Crest Hill Plan Commission for a first full three-year term, expiring May 1, 2029. Commissioner Flynn had been appointed in August 2024 to fill the unexpired term of Jan Plateau, who had relocated his business to Indiana.

Mayor Soliman asked for a motion to approve the re-appointment of Plan Commissioner Marty Flynn.

Alderman Oberlin made a motion to approve the re-appointment of Plan Commissioner Marty Flynn. Seconded by Alderman Deserio. Roll Call: Ayes: Gazal, Oberlin, Albert, Kubal, Dyke, Deserio. Nays: None. Abstains: Cipiti, Jefferson. Absent: None. MOTION CARRIED.

3. Re-Appointment of Plan Commissioner Gordon Butler

Mayor Soliman recommended the reappointment of Gordon Butler to the Crest Hill Plan Commission for the first full three-year term, expiring May 1, 2029. Commissioner Butler had been appointed in May 2025 to fill the term vacated when Alderman Deserio was elected to the City Council.

Mayor Soliman asked for a motion to approve the re-appointment of Plan Commissioner Gordon Butler.

Alderman Oberlin made a motion to approve the re-appointment of Plan Commissioner Gordon Butler. Seconded by Alderman Dyke. Roll Call: Ayes: Deserio, Gazal, Oberlin, Albert, Kubal, Dyke. Nays: None. Abstains: Jefferson, Cipiti. Absent: None. MOTION CARRIED.

Mayor Soliman announced that, due to the untimely passing of John Smith, there is a vacancy on the Police Pension Board. The position is non-compensated and volunteer. Applications and résumés will be accepted until the position is filled.

Alderwoman Gazal offered comments regarding the SAFE-T Act, stating that as the mother of a police officer, she has personal concerns about the law's impact on public safety and the morale of law enforcement. She noted that a bipartisan effort is underway in the state legislature to repeal key provisions of the Act and

urged the Mayor, City Council, all elected officials and all listeners to contact their state legislators in support of that effort.

7B. CITY CLERK'S REPORT:

City Clerk Christine Vershay-Hall announced the upcoming Citywide Garage Sale, scheduled for May 14–17. The deadline for registering and having an address included on the published list is May 12. Maps and lists will be available online and at City Hall beginning May 13. Garage sale permits are available at the Clerk's office, Monday through Friday, 8:00 a.m. to 4:30 p.m., for a fee of \$5.00.

7C. CITY TREASURER'S REPORT:

There were no items to report.

7D. CITY ADMINISTRATOR:

1. Approve an Ordinance Approving Officer and Employee Salaries for Fiscal Year 2026-2027

City Administrator Blaine Wing summarized the salary ordinance, noting that the process had been presented to Council in mid-April and discussed in detail at the April 27 work session. The ordinance incorporates a 2% cost-of-living adjustment (COLA) for non-union employees, consistent with the City's policy of applying the lower of the Consumer Price Index or a 2% maximum. Merit increases ranging from 0% to 3% were recommended by Administration and HR based on annual performance evaluations. Administrator Wing also noted that, beginning June 3, 2025, non-union employees hired or promoted are evaluated annually on their hire or promotion date, a change from the previous practice of aligning evaluations with the budget cycle. He confirmed that all future merit adjustments will be discussed with Council prior to implementation.

Alderwoman Gazal indicated she would vote in favor of the ordinance in the interest of fairness to all employees but reiterated her previously stated reservation regarding a specific employee receiving a merit increase shortly after being placed in a new position.

Alderman Albert made a motion to approve an Ordinance Approving Officer and Employee Salaries for Fiscal Year 2026-2027. Seconded by Alderman Deserio. Roll Call: Ayes: Gazal, Oberlin, Cipiti, Albert, Kubal, Dyke, Deserio. Nays: Jefferson. Abstains: None. Absent: None. MOTION CARRIED. **Ordinance #2061**

Alderwoman Gazal raised the question of whether the City Treasurer should present the bills list separately rather than as part

of the consent agenda, consistent with the practice in some other municipalities and as it's been done in the past. Administrator Wing stated that he didn't have the information from other communities that she has but would be happy to bring it to a work session. He stated that it is up to Council as to what is included on the consent agenda. He recommended pulling the item from the consent agenda in the future so that it can be talked about. He said that he is open to seeing her research also.

Alderman Albert raised several matters for follow-up, including: the need to discuss a potential update to the City's ordinance restricting tarped vehicles, referencing a prior 2013 resolution on the topic; a question about the status and implications of a previously granted tap-on fee waiver for a residential property on Weber Road now listed for sale, and whether a future change in zoning could allow a new owner to avoid paying tap-on fees; a question about the increase in the UniMax janitorial services invoice from \$2,000 to \$3,660 (explained by Director Richardson as a temporary measure following the resignation of a City janitorial employee); a question about the purchase of lens cleaning wipes in the bills list; and a suggestion that the City consider issuing ID badges to employees that include their name, department, and tenure. City Administrator Wing agreed to follow up on each item and proposed adding the tarped vehicles issue and the tap-on fee question to an upcoming work session agenda.

7E. CITY ATTORNEY:

1. Approve a Resolution Approving an Engagement Letter Proposal by and between the City of Crest Hill, Will County, Illinois and Ketchum Advisory, LLC

City Attorney Mike Stiff explained that, following the Council's prior determination to conduct a forensic audit of the Crest Hill Events Committee from its inception through the present, Ketchum Advisory LLC was identified through the City's SWARM Insurance program as the forensic auditing firm. Phase 1 of the engagement is estimated at \$10,000 to \$12,000, with potential Phase 2 and Phase 3 work to be brought back to Council upon completion of Phase 1.

Alderman Albert asked about the billing of both Ketchum Advisory LLC and Hervas Condon & Bersani for the forensic audit of the Crest Hill Events Committee since the memo had amounts listed as hourly rates as well as flat amounts. City Attorney Mike Stiff explained that the phase one of the Ketchum engagement was estimated at \$10,000 to \$12,000, noting that there is a potential for phases two and three in the future. The Bersani engagement will be billed as an hourly rate, depending on what Ketchum needs the firm to do in the audit and that is currently unknown.

Alderman Kubal stated his intention to vote no on both forensic audit resolutions, characterizing the underlying issues as decade-old matters known to many and noting that the funds in question are not taxpayer monies but rather ticket sales and donations.

Alderson Jefferson made a motion to Approve a Resolution Approving an Engagement Letter Proposal by and between the City of Crest Hill, Will County, Illinois and Ketchum Advisory, LLC. Seconded by Alderman Dyke. Roll Call: Ayes: Cipiti, Albert, Dyke, Deserio, Jefferson, Gazal. Nays: Kubal. Abstains: Oberlin. Absent: None. MOTION CARRIED. Resolution #1414

2. Approve a Resolution Approving an Engagement Letter Proposal by and between the City of Crest Hill, Will County, Illinois, and Hervas Condon & Bersani for Legal Services Related to the Investigation and Forensic Audit of the Crest Hill Events Committee

City Attorney Stiff explained that the engagement of Hervas Condon & Bersani is necessary to maintain the forensic auditors' work product under attorney-client privilege. The firm will assist in obtaining documents, conducting interviews, and overseeing the Ketchum engagement. Billing will be on an hourly basis with monthly invoices. The resolution also authorizes Hervas Condon & Bersani to execute the Ketchum engagement letter on behalf of both the City and the law firm.

Alderwoman Gazal inquired about the total cost and timeline of the broader employment investigation that had been underway since nearly the beginning of the City Administrator's tenure. City Attorney Stiff acknowledged that the investigation had been substantially conducted by former associate Haley Peters before her departure from the firm, and that he had since taken over the matter. He stated that the draft report is substantially complete and that he hopes to finalize and deliver it shortly, at which time he will provide a total cost summary.

Alderson Jefferson made a motion to Approve a Resolution Approving an Engagement Letter Proposal by and between the City of Crest Hill, Will County, Illinois, and Hervas Condon & Bersani for Legal Services Related to the Investigation and Forensic Audit of the Crest Hill Events Committee. Seconded by Alderman Dyke. Roll Call: Ayes: Albert, Dyke, Deserio, Jefferson, Gazal, Cipiti. Nays: Kubal. Abstains: Oberlin. Absent: None. MOTION CARRIED. Resolution #1415

7F. PUBLIC WORKS DEPARTMENT:

Public Works Director Gary Richardson reported two items. First, he announced that as of that afternoon, the Public Works facilities are now

fully automated with an integrated security system encompassing cameras, alarms, and automated gates. The system covers the main Public Works facility, the Elrose facility, and will be extended to the new West Plant upon its completion. Director Richardson noted that he now has full remote monitoring capability via mobile phone for all access and alarm activity.

Second, Director Richardson announced the Public Works “Touch a Truck” Event to be held on Saturday, May 16 from 9:00 a.m. to noon at the Public Works facilities, open to the public. In response to Mayor Soliman’s question, Director Richardson confirmed that the West Water Treatment Plant is progressing and is close to its anticipated completion date.

Alderman Albert noted that rain barrels remain available for purchase at a discounted rate through the City’s website until May 11.

7G. CITY ENGINEER:

1. Approve the Notice of Intent to Award a Contract to Vissering Construction Company for the City of Crest Hill Eastern and Western Receiving Stations and Execute all Required Documents and Direct City Staff to have Strand Associates, Inc. Prepare the Full IEPA Submittal Package and Submit to the IEPA for Approval in the Amount of \$9,427,000.00

City Engineer Ron Wiedeman asked for a motion to Approve the Notice of Intent to Award a Contract to Vissering Construction Company for the City of Crest Hill Eastern and Western Receiving Stations and Execute all Required Documents and Direct City Staff to have Strand Associates, Inc. Prepare the Full IEPA Submittal Package and Submit to the IEPA for Approval in the Amount of \$9,427,000.00.

Alderman Oberlin made a motion to Approve the Notice of Intent to Award a Contract to Vissering Construction Company for the City of Crest Hill Eastern and Western Receiving Stations and Execute all Required Documents and Direct City Staff to have Strand Associates, Inc. Prepare the Full IEPA Submittal Package and Submit to the IEPA for Approval in the Amount of \$9,427,000.00. Seconded by Alderwoman Gazal. Roll Call: Ayes: Kubal, Dyke, Deserio, Jefferson, Gazal, Oberlin, Cipiti, Albert. Nays: None. Absent: None. MOTION CARRIED.

7H. FINANCE:

There were no items to report.

7H. POLICE DEPARTMENT:

Police Chief Ed Clark reported no agenda items and reminded the public of the “Cop on a Rooftop” event benefiting Special Olympics, to be held

Friday, May 15 from 5:00 a.m. to Noon at the Dunkin' Donuts on Plainfield Road.

7J. COMMUNITY DEVELOPMENT:

There were no items to report.

8. UNFINISHED BUSINESS

There was no unfinished business.

9. NEW BUSINESS

There was no new business.

10. COMMITTEE/LIAISON REPORTS

Mayor Soliman announced that the Memorial Day Ceremony will be held Monday, May 25 at 2:00 p.m. outdoors at City Hall. The Frankfort Brass Band will perform a pre-concert beginning at 1:40 p.m. The guest speaker will be Calvin Lee, ROTC director at Joliet Central Township Campus and a 20-year U.S. Army veteran. Light refreshments will follow the ceremony.

Aldersperson Oberlin announced that the Annual Ladise Memorial Ceremony will be held Sunday, June 7 at 11:00 a.m. at Memorial Park (or in Council Chambers in the event of inclement weather), with refreshments provided by the Czech Republic community.

11. CITY COUNCIL COMMENTS

Alderswoman Gazal and Aldersperson Oberlin wished all mothers a Happy Mother's Day. Aldersperson Oberlin also extended greetings in honor of Star Wars Day ("May the Fourth Be With You") and Cinco de Mayo. Alderman Albert wished all mothers a Happy Mother's Day.

12. PUBLIC COMMENT

There were no public comments.

13. ADJOURNMENT

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

Alderman Dyke made a motion to adjourn at 8:57 p.m. Seconded by Alderman Deserio. Roll Call: Ayes: Oberlin, Cipiti, Albert, Kubal, Dyke, Deserio, Jefferson, Gazal. Nays: None. Absent: None. MOTION CARRIED.

Approved this ___ day of _____, 2026,

As presented _____

As amended _____

CHRISTINE VERSHAY-HALL, CITY CLERK

RAYMOND R. SOLIMAN, MAYOR

DRAFT