

MINUTES OF THE REGULAR MEETING
CITY COUNCIL OF CREST HILL
WILL COUNTY, ILLINOIS
July 20, 2026

1. OPENING OF MEETING

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

2. PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was recited in unison.

3. ROLL CALL

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

Also present were: City Administrator Blaine Wing, Police Chief Ed Clark, Community & Economic Development Director Dan Ritter, Finance Director Glenn Gehrke, and City Attorney Mike Stiff.

Mayor Soliman stated that he received a text message from Alderman Albert stating that he couldn't attend the meeting and has been excused.

4. CITIZEN/SPECIAL REQUEST/PUBLIC HEARINGS

A. State Representative Natalie Manley

Mayor Soliman announced that State Representative Natalie Manley had been scheduled to attend and deliver a legislative update but needed to cancel. She is expected to reschedule her appearance at a City Council meeting in the near future.

5. PUBLIC COMMENT FOR AGENDA ITEMS ONLY:

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

6. CONSENT AGENDA:

Mayor Ray Soliman asked if any of the Council members wished to have any items removed from the consent agenda for more discussion. No items were removed.

Mayor Soliman proceeded to read the consent agenda items:

6A. Approve the Minutes from the Work Session Meeting Held on June 29, 2026.

6B. Approve the Minutes of the Regular City Council Meeting Held on July 6, 2026.

- 6C. Approve the Minutes of the Work Session Meeting Held on July 13, 2026.
- 6D. Approve a Resolution Approving an Agreement for Professional Engineering Services for the Preparation of a Jasmine Ditch and Adjacent Storage Basins Drainage Study by and between the City of Crest Hill, Will County Illinois and Christopher B. Burke Engineering Ltd for an Amount of \$44,000.00. **Resolution #1436**
- 6E. Award the Contract to Patriot Pavement Maintenance for the 2026 Crack Control Treatment Contract in the Amount of \$28,500.00.
- 6F. Approve a Resolution Approving Amendments to and Renaming of the Façade Improvement Grant Program to the City of Crest Hill Commercial Property Improvement Grant Program. **Resolution #1437**
- 6G. Approval of Pay Request #42 from Vissering Construction Inc. with Direction to Send it to the IEPA for Approval and Disbursement for a Total Amount of \$452,332.23.
- 6H. Approve an Ordinance Amending Section 15.02.020 (Definitions) and Adding Section 15.02.210 to Chapter 15.02 (Housing Code) of Title 15 (Buildings and Construction) of the Crest Hill City Code of Ordinances (Landowners Association Registration). **Ordinance #2067**
- 6I. Approve a Resolution Approving a Proposal from Omega Plumbing for Plumbing Work in the City of Crest Hill Police Station in the Amount of \$17,802.00. **Resolution #1438**
- 6J. Approve a Resolution Approving a Professional Service Agreement for Design Services for the Division Water Main Extension for the Illinois Crime Lab Services by and between the City of Crest Hill, Will County, Illinois and V3 Companies for a not to Exceed of \$75,203.00. **Resolution #1439**

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

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

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

- 6D: Resolution 1436
- 6F: Resolution 1437
- 6H: Ordinance 2067
- 6I: Resolution 1438
- 6J: Resolution 1439

7. REPORTS & COMMUNICATIONS FROM DEPARTMENTS & ELECTED OFFICIALS

7A. MAYOR'S REPORT:

There were no items to report.

7B. CITY CLERK'S REPORT:

City Clerk Christine Vershay-Hall made two public announcements. First, the City's annual yard sale will be held Thursday, August 20th through Sunday, August 23rd. Residents wishing to have their address included on the published list must register by August 18th by obtaining a permit from the Clerk's office (Monday–Friday, 8:00 a.m. to 4:30 p.m.) for a \$5.00 fee.

Second, a shred event co-hosted with Lockport Township is scheduled for Saturday, October 24th, from 9:00 to 11:00 a.m. in the City Hall parking lot, with a limit of four boxes per household.

7C. CITY TREASURER'S REPORT:

- A. Approval of the List of Bills Issued through July 21, 2026, in the Amount of \$2,852,492.57.

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

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

- B. Approval of the Regular and Overtime Payroll from June 29, 2026, through July 12, 2026, in the Amount of \$344,993.10.

Mayor Soliman asked for a motion to approve the Payroll for June 29, 2026, through July 12, 2026.

Alderman Jefferson made a motion to approve Payroll for June 29, 2026 through July 12, 2026. Seconded by Alderwoman Gazal. Roll Call: Ayes: Oberlin, Cipiti, Kubal, Dyke, Deserio, Jefferson, Gazal. Nays: None. Absent: Albert. MOTION CARRIED.

7D. CITY ATTORNEY:

There were no items to report.

7E. CITY ADMINISTRATOR:

City Administrator Blaine Wing reported that the City is continuing to beta test its meeting broadcast capabilities, currently streaming via Comcast, AT&T, and the City's YouTube channel, with recordings also being posted to the City's website later in the week. City Administrator Wing noted that a new intern beginning the following day would assist with AV operations,

having indicated availability on Monday evenings. He noted that the intern is compensated at \$20.00 per hour, compared to the previously contracted rate of \$150.00 per meeting, representing a meaningful cost reduction. Staff members, including City Administrator Wing himself, an IT employee, Assistant City Administrator/HR Director Ashley Monroe and City Planner Atefa Ghaznawi, have also been trained on the system.

Council members raised additional matters during City Administrator Wing's report:

Alderman Dyke inquired about the status of historic Route 66 street signs on Broadway that had been requested earlier in the year. City Administrator Wing indicated he would follow up with Public Works and the relevant department.

Alderman Dyke raised a maintenance concern regarding overgrown weeds along Oakland Avenue between the Public Works facility and the railroad tracks, requesting that they be addressed.

Alderman Dyke also requested that in the future, when department heads, directors, or managers plan to attend a conference or seminar, the matter should come before the Council via a work session in advance — including a discussion of costs and the duration of absence — and that a follow-up on expenses be provided upon their return, consistent with the process applied to elected officials. City Administrator Wing agreed to add this topic to an upcoming work session discussion.

Alderman Cipiti inquired about the status of contractor proposals for the cleaning of the Jasmine Ditch, a matter discussed at the June 29th work session in conjunction with the engineering study approved earlier in the evening. City Administrator Wing acknowledged that outreach had been made to several vendors, including the most recent contractor, but that no formal proposals had yet been received. Alderman Cipiti requested that City Administrator Wing provide an update to the Council at the earliest opportunity.

7F. PUBLIC WORKS DEPARTMENT:

There were no items to report.

7G. CITY ENGINEER:

There were no items to report.

7H. FINANCE:

There were no items to report.

7I. POLICE DEPARTMENT:

1. Approve a Resolution Approving an Agreement for Traffic Enforcement on Private Parking Areas/Private Streets by and between the City of Crest Hill and Park Place on the Green Homeowner's Association.

Police Chief Ed Clark presented a request for formal approval of a traffic enforcement agreement with Park Place on the Green Homeowners Association. Chief Clark noted that a portion of the agreement had not fully been uploaded to the agenda packet, but confirmed it was the same agreement previously reviewed at a work session, with the primary focus being parking enforcement.

Aldersperson Oberlin made a motion to approve an Agreement for Traffic Enforcement on Private Parking Areas/Private Streets by and Between the City of Crest Hill and Park Place on the Green Homeowner's Association. Seconded by Alderman Deserio. Roll Call: Ayes: Jefferson, Gazal, Oberlin, Cipiti, Kubal, Dyke, Deserio. Nays: None. Absent: Albert. MOTION CARRIED.
Resolution #1440

Alderwoman Gazal expressed appreciation to the Police Department for adjusting the hours of McGilvray Drive enforcement in that area and for deploying a monitor, noting that these measures had made a positive difference.

7J. COMMUNITY DEVELOPMENT:

Community & Economic Development Director Dan Ritter reported significant building activity for the first half of 2026. Through June, 623 permit applications had been submitted, and 470 permits had been issued; the highest volume recorded since tracking began in 2010 and surpassing the previous record set in 2025. Director Ritter noted this activity represented over \$21 million in investment in Crest Hill in just six months, and that additional major projects not yet included in those figures — such as Seasons at Crest Hill, Quik Trip, Extra Space Storage, and Mather Farms — are approaching the permitting stage. Director Ritter commended his staff for handling the increased workload across building permits, code enforcement, and planning.

Aldersperson Oberlin asked whether the City had a cost-sharing program for residents replacing concrete driveway aprons. Director Ritter deferred to Public Works, noting he was not aware of a program specifically covering aprons, only sidewalks. City Administrator Wing indicated a clarification would be included in the upcoming Friday update once the relevant Public Works staff returned from vacation.

Alderman Dyke asked about the status of the former bowling alley property. Director Ritter explained that the purchase is progressing, but closing has been delayed due to financing; specifically, the complexity of obtaining a small business loan when significant exterior site work is being required as part of the transaction. He noted the purchaser had hoped to close by the end of July, but that early August was now more likely. Director Ritter confirmed that the new owner is aware of the property's deteriorated condition and intends to address the exterior immediately upon taking ownership.

8. UNFINISHED BUSINESS:
There were no items to report.
9. NEW BUSINESS:
There was no new business.
10. COMMITTEE/LIAISON REPORTS:
Aldерwoman Gazal reported that registration for the Lockport Township back-to-school event has closed, having met its goal of applicants. A waiting list is in place. The event is scheduled for Friday, July 31st, from 1:00 to 3:00 p.m.
11. CITY COUNCIL COMMENTS:
Aldерwoman Gazal expressed gratitude to the Lockport Township Park District for completing two long-requested improvements at the park off McGilvray Drive: the installation of a new gazebo (prompted in part by weather damage to the previous structure) and a new walking path. She noted that residents are looking forward to using the area for picture taking for the upcoming homecoming dance.
12. PUBLIC COMMENT:
There were no items to report.
13. EXECUTIVE SESSION:
 1. 5ILCS 120/2(c)(1): The appointment, employment, compensation, discipline, performance, or dismissal of specific employees of the public body or legal counsel for the public body, including hearing testimony on a complaint lodged against an employee of the public body or against legal counsel for the public body to determine its validity.

Mayor Soliman asked for a motion to go into executive session on 5ILCS 120/2 (c)(1).

Aldерperson Oberlin made a motion to go into executive session on 5ILCS 120/2 (c)(1) at 7:25 p.m. Seconded by Aldерwoman Gazal. Roll Call: Ayes: Cipiti, Kubal, Dyke, Deserio, Jefferson, Gazal, Oberlin. Naves: None. Absent: Albert. MOTION CARRIED.

Mayor Soliman asked for a motion to reconvene from the executive session on 5ILCS 120/2 (c)(5).

Aldерperson Oberlin made a motion to reconvene from the executive session on 5ILCS 120/2 (c)(1) at 7:47 p.m. Seconded by Aldерman Jefferson. Roll Call: Ayes: Gazal, Oberlin, Cipiti, Kubal, Dyke, Deserio, Jefferson. Naves: None. Absent: Albert. MOTION CARRIED.
14. ADJOURNMENT:
There being no further business before the Council, a motion for adjournment was in order.

Alderman Dyke made a motion to adjourn at 7:48 p.m. Seconded by Alderman Jefferson. Roll Call: Ayes: Kubal, Dyke, Deserio, Jefferson, Gazal, Oberlin, Cipiti. Nays: None. Absent: Albert. MOTION CARRIED.

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

CHRISTINE VERSHAY-HALL, CITY CLERK

RAYMOND R. SOLIMAN, MAYOR

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