MINUTES OF THE REGULAR MEETING
CITY COUNCIL OF CREST HILL
WILL COUNTY, ILLINOIS
November 2, 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, Assistant City Administrator & HR Director Ashley Monroe, Finance Director Glenn Gehrke, City Engineer Ron Wiedeman, Director of Public Works Gary Richardson, Police Chief Ed Clark, and City Attorney Mike Stiff.

Mayor Soliman stated for the record that he received an email from Alderman Albert stating that he was unable to attend the meeting.

4. CITIZEN/SPECIAL REQUEST/PUBLIC HEARINGS

There were no agenda items.

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. No items were removed.

Mayor Soliman proceeded to read the consent agenda items:

6A. Approve the Amended Minutes from the Regular Meeting Held on October 19, 2026.

6B. Approve the Minutes of the Work Session Meeting Held on October 26, 2026.

6C. Approve a Resolution Approving an Agreement for Weber Road and McGilvray Drive Intersection Improvement by and between the City of Crest Hill, Will County, Illinois and P.T. Ferro Construction Company for an Amount of $227,566.44. ***Resolution #1463***

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6D. Approve an Ordinance Approving a Special Use Application for an Automobile Sales and/or Leasing business with Respect to Certain Real Property Located at 1700 Plainfield Road in Crest Hill, Illinois (Application of Jawad Hamayel - First Global Trading LLC). ***Ordinance #2075***

6E. Approve an Ordinance Approving a Special Use for a Fueling Station and Variations from the Crest Hill Zoning Ordinance and Code of Ordinances with Respect to Certain Real Property Located at 2350 Plainfield Road in Crest Hill, Illinois (Application Of Ahmed Mohsin, Of 2350 Property LLC). ***Ordinance #2076***

6F. Approve a Resolution Approving a Commercial Property Improvement Grant for Front/Entrance Landscaping at Merichka's Restaurant Property Located at 604 Theodore Street. ***Resolution #1464***

6G. Approval of a Quote from Caselle for Utility Billing Migration Change from Bi-Monthly Billing to Monthly Billing Not to Exceed an Amount of $6000.00.

6H. Approval to Purchase four WRAP Safe Restraint Systems from The Wrap Safety Restraints, Inc. in the Amount of $6,348.48.

6I. Approval to Enter into a Software Agreement with UKG for Payroll and HR modules for an Annual Cost of $18,447, with final Agreement Adjustments Approved by the City Attorney.

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

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

Alderwoman Gazal asked about the timing of the Weber Road and McGilvray Drive intersection improvement (Item 6C), referring to an email stating that construction would not be completed until May. City Engineer Ron Wiedeman explained that the project would likely be delayed until spring. The contractor would not be able to start for at least a couple of weeks. That could leave the widening and concrete work done without the surface course in place, and any further weather delays could leave the project open all winter. Staff therefore recommended moving the entire project to spring, with completion by mid-May of next year. Alderwoman Gazal agreed and asked that this be on the record for residents.

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

- 6C: Resolution 1463
- 6D: Ordinance 2075
- 6E: Ordinance 2076

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- 6F: Resolution 1464

Mayor Soliman recognized the applicants for Items 6D (1700 Plainfield Road) and 6E (2350 Plainfield Road), who were present in the audience, and invited them to speak. He congratulated them on the Plan Commission-recommended approvals and said he looked forward to the improvements at both locations.

7. REPORTS & COMMUNICATIONS FROM DEPARTMENTS & ELECTED OFFICIALS

7A. MAYOR'S REPORT:
There were no agenda items, but Mayor Soliman noted that the next City Council meeting would be held after Veterans Day. He paid tribute to all veterans, living and deceased, and to active military personnel, police officers, and first responders for their sacrifices to keep us safe. He said veterans should be honored every day and not only once a year.

7B. CITY CLERK'S REPORT:
There were no agenda items, but City Clerk Christine Vershay-Hall reported on the City's annual shred event, which was again a success. She thanked Alderwoman Claudia Gazal, Mayor Ray Soliman and his wife, Vicky, City Treasurer Jamie Malloy, and Public Works for delivering barricades and equipment, and she praised the staff of Shred Spot. About 8,000 pounds of material were shredded in two hours.

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7C. CITY TREASURER'S REPORT:
City Treasurer Jamie Malloy read three items for approval.

1. Approval of the List of Bills Issued through November 3, 2026, in the Amount of $1,207,941.76.

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

   Alderman Jefferson made a motion to approve the list of bills issued through November 3, 2026, in the amount of $1,207,941.76. Seconded by Alderwoman Gazal. Roll Call: Ayes: Deserio, Jefferson, Gazal, Oberlin, Cipiti, Kubal, Dyke. Nayes: None. Absent: Albert. MOTION CARRIED.

2. Approval of the Regular and Overtime Payroll from October 5, 2026, through October 18, 2026, in the Amount of $309,329.83.

   Mayor Soliman asked for a motion to approve the Payroll for October 5, 2026, through October 18, 2026.

   Alderwoman Gazal made a motion to approve Payroll for October 5, 2026, through October 18, 2026, in the amount of $309,329.83. Seconded by Alderman Jefferson. Roll Call: Ayes: Oberlin, Cipiti,

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Kubal, Dyke, Deserio, Jefferson, Gazal. Nayes: None. Absent: Albert. MOTION CARRIED.

3. Approval of Additional Comp Time Buy Back in the Amount of $14,687.95.

Mayor Soliman asked for a motion to approve additional Comp Time Buy Back in the Amount of $14,687.95.

Alderwoman Gazal made a motion to approve additional Comp Time Buy Back in the amount of $14,687.95. Seconded by Alderman Dyke. Roll Call: Ayes: Jefferson, Gazal, Oberlin, Cipiti, Kubal, Dyke, Deserio. Nayes: None. Absent: Albert. MOTION CARRIED.

City Treasurer Malloy acknowledged the students and friends at Richland School and their parade they had last Friday. She said she was sorry that she missed it this year and she will see them next year.

7D. CITY ATTORNEY:

1. Approve a Resolution Approving a Cross Access Easement Agreement by and between the City of Crest Hill and the White Oak Library District

City Attorney Mike Stiff explained that the agreement had not previously come before the Council in this format, but had been discussed generally at prior work sessions. The Council had directed that it be drafted, and the White Oak Library District approved it at its meeting the previous week. The item was not on the consent agenda so that questions could be answered.

The agreement gives the City the right to build a sidewalk on library district property connecting the Crest Hill Commons area and playground to the library. It also provides for a drive aisle connecting the front parking lot of the Commons to the library's main driveway. In exchange for perpetual cross access, the library's patrons may drive in and out of the City's parking lot and use the sidewalk. The City will take on perpetual maintenance of the three cross access easement areas. Snow and ice control will remain with each party on its own property. City Attorney Stiff stated that the library's attorney and himself had reviewed the agreement.

Mayor Soliman asked for a motion to approve a resolution approving a cross access easement agreement by and between the City of Crest Hill and the White Oak Library District.

Alderperson Oberlin made a motion to approve a resolution approving a cross access easement agreement by and between the

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City of Crest Hill and the White Oak Library District. Seconded by Alderman Dyke. Roll Call: Ayes: Cipiti, Kubal, Dyke, Deserio, Jefferson, Gazal, Oberlin. Nayes: None. Absent: Albert. MOTION CARRIED. ***Resolution #1465***

Alderman Dyke asked City Attorney Stiff how Council members should vote on a consent agenda item that includes minutes of a meeting they did not attend. City Attorney Stiff advised that a member who would normally abstain should pull that item from the consent agenda for a separate vote.

7E. CITY ADMINISTRATOR:

1. Approval of the WCGL Holiday Reception 2026

City Administrator Blaine Wing explained that, as in past years, the City would pay for elected officials to attend the Will County Governmental League (WCGL) holiday reception. Any guest would be the responsibility of the elected official, who would reimburse the City. He said Council could approve this for 2026 only or set it as a standing practice, subject to budget availability, so that it would not need to be discussed annually.

Alderwoman Gazal said she favored making it an annual practice. She added that, for transparency, it should be handled consistently with the expectations placed on staff.

Mayor Soliman asked for a motion for approval of the Will County Governmental League Holiday Reception for 2026 for elected officials to attend, with the stated registration and attendance guidelines.

Alderwoman Gazal made a motion to approve the WCGL Holiday Reception 2026. Seconded by Alderperson Oberlin. Roll Call: Ayes: Kubal, Dyke, Deserio, Jefferson, Gazal, Oberlin, Cipiti. Nayes: None. Absent: Albert. MOTION CARRIED.

Alderman Dyke asked that the City's lobbyist, Josh Hassert, be invited to give a report at a meeting or work session since it's been a while since he's made a report. City Administrator Wing agreed to make the request.

Alderwoman Gazal asked for an update on the electrical analysis she had requested. Public Works Director Gary Richardson reported that the City was working with Elliott Electric on quotes for work around the building. He said the existing street boxes that had not been used would be used for outside electric this year, and he would provide a written update in a Friday report. City Engineer Ron Wiedeman reported receiving quotes for three items:

- an outlet outside the door for the Christmas tree.

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- relocation to ground level of outlets currently in the eaves on either side of the door, to relieve the light poles, which share a single circuit.
- a relocated outlet near the front light, to shorten extension cord runs.

He estimated the total at under $3,500 and said the plan was to authorize the work before the holidays. City Administrator Wing stated that work of this size was within his authority under the building maintenance budget and did not require Council action. He said the larger potential work, rebalancing the electrical panels, might exceed his authority, in which case an update and Council approval would be needed.

7F. PUBLIC WORKS DEPARTMENT:

Director of Public Works Gary Richardson had no items to report. Alderman Kubal thanked Public Works staff for clearing a clogged drain on Gaylord Avenue, south of Division, which had caused flooding, and said residents had commented favorably on the result.

Alderman Dyke relayed neighbors' request for a "deaf person in area" sign near Hosmer Lane and Prairie Avenue. Director Richardson said he would check available stock the next day and asked that the address be provided so that he could coordinate with the Police Department and put the request in writing before any sign was installed. Alderperson Oberlin stated that she knew the person and would reach out to the Director.

7G. CITY ENGINEER:

There were no items to report.

7H. FINANCE:

1. Approve the Engagement Letter for External Auditing Services for a Three-Year Contract (FY 2026 – 2028) with Wermer Rogers Doran & Ruzon, LLC (WRDR)

   Finance Director Glenn Gehrke recommended approval and explained the rationale for treating WRDR as a sole source vendor. The City had previously engaged the firm, and it had provided helpful guidance and institutional knowledge during turnover in the Finance Department. He needed the firm's expertise to clean up fund balances for which no written history existed. He stated that the firm's pricing under the prior contract was far better than competing pricing and would continue under the new engagement.

   The audit report for the first year had been distributed to Council that afternoon. Director Gehrke said the auditor's presentation would be scheduled for November or early December.
   Alderman Cipiti said he would prefer to have the presentation before the vote. Director Gehrke clarified that the first year's work had already been performed and that the vote concerned two additional years.

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Mayor Soliman asked for a motion to approve the engagement letter for external auditing services for a three-year contract (FY 2026-2028) with Wermer Rogers Doran & Ruzon, LLC (WRDR)

Alderwoman Gazal made a motion to approve the engagement letter for external auditing services for a three-year contract (FY 2026-2028) with Wermer Rogers Doran & Ruzon, LLC (WRDR). Seconded by Alderman Kubal. Roll Call: Ayes: Dyke. Deserio, Jefferson, Gazal, Oberlin, Kubal. Nayes; None. Abstain: Cipiti. Absent: Albert. MOTION CARRIED.

Alderman Dyke requested a report on the places for eating tax. Director Gehrke said it would be included in the Friday report.

7I. POLICE DEPARTMENT:
Police Chief Ed Clark had no agenda items. In response to Alderman Dyke's question about the possible sale of truck-enforcement weigh scales, Chief Clark said the Department had been seeking training classes through its mobile training unit. The scales had not been used, and he believed they had not been working properly even before he became chief, with repairs expected to be costly. He agreed to look into the matter again.

7J. COMMUNITY DEVELOPMENT:
Mayor Soliman stated that there were no agenda items and that the Community Development Director was absent due to illness.

8. UNFINISHED BUSINESS:
There were no items to report.

9. NEW BUSINESS:
There were no items to report.

10. COMMITTEE/LIAISON REPORTS:
Alderman Jefferson announced that the 2026 holiday decorating contest was underway, with entry forms available on the City website or at the Clerk's office.

Alderwoman Gazal announced that Winterfest would be held on December 12th from 1:30 p.m. to 5:30 p.m. She said it would be larger this year, with food trucks, live reindeer, holiday lights with the Mayor, and children's activities. She invited elected officials who wished to volunteer to contact her. City Administrator Blaine Wing noted that additional information was available on the City's updated website, www.cresthill.gov, which would carry dedicated pages for Winterfest and the holiday lights.

11. CITY COUNCIL COMMENTS:
Alderman Kubal expressed his pleasure that construction of the City Commons was getting started. He recalled that a Council-authorized resident survey had identified a centralized meeting place as residents' top need, and he said he expected the City Commons to meet that need.

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Alderman Cipiti reminded residents that the next day was Election Day and encouraged them to vote.

Alderperson Oberlin stated she attended a meeting with Representative Natalie Manley and reported on a presentation by Connect Will County. This is a new program run with the Joliet Fire Department and the Will County Community Mental Health Board. It offers assistance and financial assistance to all Will County residents, including individual, child, and family counseling, psychiatric services, early appointments, and telehealth and in-person options. She gave the contact number as (815) 724-3506.

Alderwoman Gazal echoed the encouragement to vote and reminded residents that the holiday season had begun.

Alderman Jefferson corrected the holiday decorating contest information because the wrong flyer was referenced earlier in the Liaison report. Winners would be announced at the December 21st City Council meeting. The last day to submit forms would be December 11 at 4:00 p.m., and updated information would be on the City's website, www.cresthill.gov.

Alderman Dyke thanked all veterans.

12. PUBLIC COMMENT:

Resident Linda Dyke asked when the handicap accessibility button on the outside door would be repaired. She stated that it had not worked for a long time and that attendees at Neighbors Night Out who needed it had reported the problem.

13. EXECUTIVE SESSION:

A. 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.

Alderperson Oberlin made a motion to go into executive session on 5ILCS 120/2(c)(1) at 7:35 p.m. Seconded by Alderwoman Gazal. Roll Call: Ayes: Deserio, Jefferson, Gazal, Oberlin, Cipiti, Kubal, Dyke. Nayes: None. Absent: Albert. MOTION CARRIED.

Alderman Jefferson made a motion to reconvene from the executive session on 5ILCS 120/2 (c)(1) at 7:56 p.m. Seconded by Alderman Cipiti. Roll Call: Ayes: Gazal, Oberlin, Cipiti, Kubal, Dyke, Deserio, Jefferson. Nayes: None. Absent: Albert. MOTION CARRIED.

14. APPROVAL OF EXECUTIVE SESSION ITEMS:

City Attorney Mike Stiff stated that there are several action items needed coming out of executive session.

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A. Approval of Action Items from Executive Session

Attorney Stiff said a motion was needed to approve Resolution 1466, setting the initial salary and stipend for Sean Young as Superintendent of the Water Division at $108,000 per year plus applicable benefits, with a $1,000 per month stipend for certifying IEPA water quality submissions.

Alderman Cipiti made a motion as described by the City Attorney for Sean Young. Seconded by Alderman Jefferson. Roll Call: Ayes: Deserio, Jefferson, Gazal, Oberlin, Cipiti, Kubal, Dyke. Nayes: None. Absent: Albert. MOTION CARRIED. ***Resolution #1466***

Mayor Soliman welcomed Water Division Superintendent Sean Young, who was present with his wife and two children. Superintendent Young thanked the Mayor and Council for the opportunity and said he looked forward to applying his experience in the water industry to help the City furthering its goals. Council members welcomed him.

Attorney Stiff stated a motion was needed to approve a resolution for the appointing of John Magierski to the position of full-time Building Inspector at an initial salary of $80,000 per year plus applicable benefits.

Alderperson Oberlin made a motion to approve resolution 1467 for the appointing of John Magierski to position of full-time Building Inspector. Seconded by Alderman Dyke. Roll Call: Ayes: Jefferson, Gazal, Oberlin, Cipiti, Kubal, Dyke, Deserio. Nayes: Absent: Albert. MOTION CARRIED. ***Resolution #1467***

Attorney Stiff stated the next item was a resolution confirming the Mayor's appointment of a full-time building inspector candidate to authorize the HR Director to issue a conditional offer of employment on the terms discussed in executive session, resolution 1468.

Alderperson Oberlin made a motion to approve resolution 1468 concerning a conditional offer of employment to a full-time building inspector as discussed in executive session. Seconded by Alderwoman Gazal. Roll Call: Ayes: Cipiti, Kubal, Dyke, Deserio, Jefferson, Gazal, Oberlin. Nayes: None. Absent: Albert. MOTION CARRIED. ***Resolution #1468***

Attorney Stiff presented a motion to approve resolution 1469, setting the salary and stipend for Antrena Trimble as Superintendent of the Wastewater Division as discussed in executive session. City Attorney Stiff clarified that the stipend is retroactive to October 1, 2026, when Superintendent Trimble began certifying the City's IEPA wastewater submissions. He stated that the resolution does not change her salary and only adds the $1,000 monthly stipend to the prior ordinance that set it.

Alderperson Oberlin made a motion to approve resolution 1469, approving the monthly stipend of Antrena Trimble. Seconded by Alderwoman Gazal.

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Roll Call: Ayes: Kubal, Dyke, Deserio, Jefferson, Gazal, Oberlin, Cipiti. Nayes: None. Absent: Albert. MOTION CARRIED. ***Resolution #1469***

Attorney Stiff's last item is for a motion to approve an ordinance approving the salary of Public Works Administrative Assistant Kimberly Linden, effective October 6, 2026. City Attorney Stiff explained that this was a correction ordinance. It fixes a $38 error in the original ordinance that previously set Ms. Linden's merit increase and corrects her current salary to $72,001.00.

Alderman Cipiti made a motion to approve the correction ordinance for Kimberly Linden. Seconded by Alderman Jefferson. Roll Call: Ayes: Gazal, Oberlin, Cipiti, Kubal, Dyke, Deserio, Jefferson. Nayes: None. Absent: Albert. MOTION CARRIED. ***Ordinance #2077***

15. ADJOURNMENT:

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

Alderman Dyke made a motion to adjourn at 8:03 p.m. Seconded by Alderman Deserio. Roll Call: Ayes: Oberlin, Cipiti, Kubal, Dyke, Deserio, Jefferson, Gazal. Nayes: None. Absent: Albert. MOTION CARRIED.

Approved this____day of _____, 2026,
As presented_____
As amended_____

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CHRISTINE VERSHAY-HALL, CITY CLERK

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RAYMOND R. SOLIMAN, MAYOR

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