

MINUTES OF THE REGULAR MEETING
CITY COUNCIL OF CREST HILL
WILL COUNTY, ILLINOIS
March 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 and Mayor Soliman asked everyone to remain standing afterwards.

Mayor Soliman took a moment to honor two individuals who had recently passed. He announced that Reverend Jesse Jackson had died on February 17, 2026, at the age of 84. Mayor Soliman spoke extensively about Reverend Jackson's contributions, stating that "His work changed his country for the better. His contributions changed the world for the better. He dedicated himself relentlessly to justice, equality, and opportunity for all people. He fought tirelessly for equal rights for all people to the end of his life. He was a voice for the voiceless." Mayor Soliman noted Reverend Jackson's moniker of "keep hope alive" and expressed that the City of Crest Hill wanted to offer condolences to the Jackson family for all his contributions to the country, the city of Chicago, and surrounding communities in Illinois.

Mayor Soliman also acknowledged a tragic accident in the Joliet area, where a young man named Jayden Norris was killed in a vehicle accident on Houbolt Road while coming home from work. He recognized Jayden's grandfather, Gary Haire, who was present in the audience, and offered the City's condolences to him and his family.

Mayor Soliman then called for a moment of silence for both Reverend Jesse Jackson and Jayden Norris.

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, Community & Economic Development Director Dan Ritter, Public Works Director Gary Richardson, and City Attorney Mike Stiff.

4. CITIZEN/SPECIAL REQUEST/PUBLIC HEARINGS

4A. A Proclamation Commemorating the 107th Anniversary of the Order of DeMolay

Mayor Soliman introduced several guests from the DeMolay organization, noting they were part of the younger persons of the Masons group and were celebrating their 107th anniversary as a club. He called for the reading of the proclamation for approval.

The proclamation was read by multiple council members, highlighting key points about the Order of DeMolay:

Alderman Kubal read that the order was chartered on April 1, 1919, as a character-building organization for young men aged twelve to twenty-one. Alderman Albert continued, explaining that under adult mentorship, these young men are taught to prepare themselves to become better citizens and leaders through various self-directed real-world applications and activities.

Alderman Cipiti noted that DeMolay's philosophies center on seven cardinal virtues: filial love, reverence, courtesy, comradeship, fidelity, cleanness, and patriotism. Alderman Oberlin emphasized that DeMolay helps develop young men of character into good men of all ages by teaching leadership skills, civic awareness, responsibility, and character development.

The proclamation continued with Alderwoman Gazal explaining that the organization has carried out these goals for 107 years through programs of athletic competition, social activities, civic services, and charitable projects. Alderman Jefferson noted that DeMolay International is currently celebrating its 107th anniversary and uses this opportunity to advise citizens of their many activities and recognize the millions of active and senior DeMolay members throughout the world.

Alderman Dyke continued the reading, stating that the Order of DeMolay has grown to 11,345 members in over 1,000 chapters worldwide, and locally, Swordsman Chapter Number 14029 of the Order of DeMolay will observe 2026 as its 52nd anniversary from the original charter.

Alderman Deserio concluded stating, "Now, therefore, I, Raymond R. Soliman, by virtue of the authority vested in me as Mayor of the City of Crest Hill, do hereby proclaim the month of March, 2026 as DeMolay Month in the city of Crest Hill in celebration of their 107th anniversary and urge all citizens to join me in saluting the young men of the order of DeMolay and in expressing appreciation for the fine examples set by them in contributing to the welfare of our community. Given under my hand and the corporate seal of the City of Crest Hill the second day of March, 2026."

Alderman Oberlin made a motion to Approve the DeMolay Proclamation as Presented. Seconded by Alderwoman Gazal. Roll Call: Ayes: Dyke, Deserio, Jefferson, Gazal, Oberlin, Cipiti, Albert, Kubal. Nays: None.

Mayor Soliman invited Alderman Deserio to join him at the podium for the presentation. Mayor Soliman presented a plaque to Peter Thompson, a young representative from the DeMolay organization. During the presentation, Mayor Soliman shared that another gentleman present, Sante, had been there about 15 years ago at a similar age and had received the same proclamation. He praised Sante for growing into a fine young man and expressed hope that Peter would follow the same path, staying in DeMolay and eventually becoming a Mason.

Mayor Soliman explained the connection between the City and DeMolay, noting that Sante's father, who is now on the City Council, is one of the high-ranking members in DeMolay and had worked diligently with the City at events like the Crest Hill picnic, establishing their relationship 10-15 years ago.

Peter Thompson briefly addressed the Council, thanking them for the proclamation and expressing that DeMolay loves being part of the community. He offered their assistance for any future community needs. Mayor Soliman then presented Alderman Deserio a copy of the proclamation that was read by Council, stating that he has been involved with the Masons for a very long time, he has been involved with the DeMolay kids for a very long time and his dedication, commitment and loyalty to DeMolay has turned a lot of lives around.

Sante spoke next, thanking the Council for their continued years of support to the Order of DeMolay within Crest Hill and surrounding areas, as well as Swordsman Chapter in particular. He noted that Peter is serving as their master counselor (president) of their local chapter at just 12 years old and commended him for speaking in front of the Council and television audience as an example of young men in the community taking steps toward being leaders.

Alderman Angelo Deserio also addressed the Council, reiterating their gratitude for the support given to their chapter and DeMolay as a whole over the past 12-15 years. He committed to continuing to help and donate their time and services whenever requested.

During the presentations, Alderman Deserio mentioned that one of their members was Jayden Norris, whom Mayor Soliman had memorialized earlier. He described Jayden as "a good young man and still is a great young man, and he is somebody that should be highly respected in our community." Alderman Deserio expressed gratitude to Gary Haire for introducing Jayden to him and allowing him to mentor the young man.

Several Council members offered congratulations and comments: Alderperson Oberlin congratulated them on another fine speech and year of service, noting their long history together and encouraging continued work with the youngsters.

Alderman Gazal made a humorous comment about Mayor Soliman not wearing a tie, then praised the young man's help with Winterfest, noting that he refused to eat, take snacks, or take breaks during his volunteer work. She offered an opportunity to volunteer at an upcoming Easter event. She also said she saw an amazing future for him.

Alderman Dyke thanked them for all they do for the community and expressed appreciation for seeing young men develop into great young adults.

Alderman Albert echoed similar sentiments about their community service. Alderman Cipiti thanked all three gentlemen for their service and noted they were setting a great example.

Alderman Deserio concluded by sharing additional information about Peter Thompson's family involvement in DeMolay. He noted that Peter's two brothers, who couldn't attend due to illness, are also members of Swordsman Chapter. Between the three brothers, they have won the ritual competition for three consecutive years at the state level, which he described as "an amazing feat seeing we only had 3 guys compete." He praised their memorization skills and attributed their success to their father's influence, as he was also a DeMolay member in Ohio.

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.

Mayor Soliman stated that he received a message from Alderman Cipiti that he requested to remove item 6C (Approve the Minutes from the Work Session Meeting Held on February 23, 2026) from the consent agenda. When Mayor Soliman asked Alderman Cipiti if he still wanted to remove item 6C, Alderman Cipiti responded, "No. Since that request, there has been an amended version of those minutes produced and I'm okay with the changes that were made."

Mayor Soliman proceeded to read the consent agenda items:

- A. Approve the Minutes of the Regular Meeting Held on February 17, 2026
- B. Approve the Minutes from the Special Work Session Meeting Held on February 23, 2026, Regarding PFAS and Civil Service
- C. Approve the Minutes of the Work Session Meeting Held on February 23, 2026
- D. Approve a Resolution Approving an Amendment (Change Order No. 2) to the Construction Agreement by and between the City of Crest Hill, Will County,

Illinois and Fer-Pal Construction, Ltd. for CIPP Water Main Rehabilitation, Phase 1 Improvement **Resolution #1390**

- E. Approve Pay Request #2 from Fer Pal Construction USA, LLC with Direction to Strand Associates to Send to the IEPA for Approval and Disbursement for a Total Amount of \$454,115.60
- F. Approve a Resolution Approving A Purchase Order by and between the City of Crest Hill, Will County, Illinois, and Your-Type 3D Event Letters for the Purchase of Three (3) Custom Crest Hill Historic Route 66 Signs **Resolution #1391**
- G. Approve a Resolution Approving a Façade Improvement Grant for Sopranos Pizza & Catering located at 20641 Renwick Rd **Resolution #1392**
- H. Approval of the Packaged Liquor License for OM Lucky Brothers 2 Inc. (Shell) Located at 251 Caton Farm Road
- I. Approve an Ordinance Amending Title 2 (Administration and Personnel), Chapter 2.30 (Employee Relations Manager/Assistant to the Finance Director) of the Crest Hill City Code **Ordinance #2049**
- J. Approve an Ordinance Amending Title 2 (Administration and Personnel), Chapter 2.50 Director of Public Works Department; Public Works Department) and Repealing Chapter 2.52 (Street Department) and Chapter 2.54 (Water and Wastewater Department) of the Crest Hill City Code **Ordinance #2050**
- K. Approve a Resolution Approving the Execution of an Agreement by and between the City of Crest Hill and LocalGov Staffing Solutions for Recruitment Services Relating to the Search for the Three New Public Works Department Superintendents in the amount of \$27,450 **Resolution #1393**
- L. Approve the Purchase of a New Morbark BVR16 Brush Chipper in the Amount of \$79,324.70
- M. Approve the Purchase of a New Caterpillar 926-14A Small Wheel Loader with Altorfer CAT in the Amount of \$222,000
- N. Approve an Ordinance Authorizing the Sale and/or Disposal of Certain Personal Property that is No Longer Necessary or Useful for the City's Public Purposes **Ordinance #2051**
- O. Approval of the Regular and Overtime Payroll from February 9, 2026, through February 22, 2026, in the Amount of \$301,622.16
- P. Approval of the List of Bills Issued through March 3, 2026, in the Amount of \$422,320.36

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

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

Alderwoman Gazal didn't want to pull an item from the agenda but had a comment about the item paid invoices prior to the roll call. She stated that she wanted to clarify something. "I know that some of you have some concerns about the Easter event and how the money is coming in and some of you want to FOIA information, so you go right ahead. As you see here on the list of bills, there's a couple of items that we had been purchasing, but the total amount of money that we got from sponsorship for the Winterfest was \$14,300. We have a balance of \$4,509.43 that we can still use. I understand that there's \$10,000 in the line-item for events committee. The goal is to not use that money. We got \$200 in from some sponsorship. So, for those concerned about where the money is coming from, I'll keep you posted. Thank you!"

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

- 6D: Resolution 1390
- 6F: Resolution 1391
- 6G: Resolution 1392
- 6I: Ordinance 2049
- 6J: Ordinance 2050
- 6K: Resolution 1393
- 6N: Ordinance 2051

7. REPORTS & COMMUNICATIONS FROM DEPARTMENTS & ELECTED OFFICIALS

7A. MAYOR'S REPORT:

- A. Approve a Resolution Approving the Appointment of Ashley Monroe as Assistant City Administrator/Human Resources Director the City of Crest Hill Effective March 3, 2026, at a Starting Salary of \$155,000.00 Per Year Plus Benefits.

Mayor Soliman presented Ashley Monroe, who was in the audience, as the candidate for assistant city administrator/human resources director. He shared several key qualifications: Ashley has a Master of Public Administration and Urban Management, along with 21 years of municipal experience in human resources and as assistant city administrators.

Mayor Soliman described key personality traits he observed during her interview: "confident," "enthusiastic," "personable," "inclusive," "communicative," and having "a very calm and cool demeanor." He stated that she was the best option for the City of Crest Hill moving forward and would be a fantastic fit for the position.

Mayor Soliman asked for a motion for approval of her hiring.

Alderman Dyke made a motion for the Approval of the Appointment of Ashley Monroe as Assistant City Administrator/Human Resources Director the City of Crest Hill Effective March 3, 2026, at a Starting Salary of \$155,000.00 Per Year Plus Benefits. Seconded by Alderman Jefferson. Roll Call: Ayes: Gazal, Oberlin, Cipiti, Albert, Kubal, Dyke, Deserio, Jefferson. Nays: None. MOTION CARRIED. **Resolution #1394**

Alderwoman Gazal commented that it was good to put a face with the voice since she had participated virtually in the interview process and welcomed Ashley to the team.

Alderman Oberlin welcomed Ashley to the City of Crest Hill and jokingly noted that City Administrator Blaine Wing didn't get a wing man but got a wing woman instead.

Ashley Monroe addressed the council, expressing gratitude for the opportunity to join the City of Crest Hill. She shared that she had become increasingly excited about joining the team and serving the Crest Hill community since her interview. She spoke about seeing "this vision building for what's to come next in the community" and her excitement at contributing to it. She looked forward to working with the Mayor, City Council, City Clerk, Treasurer, City staff, and the entire Crest Hill community.

Ashley introduced her family members present: her husband Zach Monroe, and their children Thien (a ninth grader) and Zara (in seventh grade), noting they were busy with various activities in fine arts and sports.

Mayor Soliman mentioned that there were several people in attendance for the community development items and asked the Council concurrence that the Community Development items be addressed next in the order.

7J. COMMUNITY DEVELOPMENT:

1. Approve an Ordinance Approving Final Plat of Subdivision, and Variations to the Crest Hill Zoning Ordinance and Crest Hill Code of Ordinances with Respect to Certain Real Property Located at 1610 Plainfield Road in Crest Hill, Illinois (Application of QuikTrip Corporation)

Community & Economic Development Director Dan Ritter presented the QuikTrip application for the former City hall property at 1610 Plainfield Road. He explained that the request had gone through Planning Commission and an initial City Council workshop, with

substantial review of requests relating to increased driveway widths and unique clock configurations, as well as signage variations.

Director Ritter mentioned there had been additional discussion regarding Knapp Drive and traffic calming methods. He noted that QuikTrip intended to close by the end of the month and potentially get the property demolished and site work started this year.

Ali Bukhres from QuikTrip Corporation was present and available for questions. When asked about the timeline for demolition, he explained it would depend on ComEd's schedule for disconnections, which typically takes 6-12 weeks. Mr. Bukhres noted that once they receive disconnection letters, they move quickly to demolish.

Mayor Solomon called three times for public comment on the QuikTrip request. No one approached the podium. Mayor Soliman asked for a motion.

Alderman Kubal made a motion to Approve an Ordinance Approving Final Plat of Subdivision, and Variations to the Crest Hill Zoning Ordinance and Crest Hill Code of Ordinances with Respect to Certain Real Property Located at 1610 Plainfield Road in Crest Hill, Illinois (Application of QuikTrip Corporation). Seconded by Alderman Albert. Roll Call: Ayes: Jefferson, Oberlin, Albert, Kubal, Dyke, Deserio. Nays: Gazal, Cipiti. MOTION CARRIED. Ordinance #2052

Alderwoman Gazal wanted to know if there could be pictures taken inside the former City Hall building before it gets demolished for memories sake. Alderwoman Gazal also commented that while this had been long overdue and QuikTrip had been waiting, she opposed the location from day one. She explained her opposition wasn't against QuikTrip or the project itself, but because she felt "a gas station doesn't belong right next to retirement areas." She stated her opposition was in support of the residents and her belief that it wasn't a good location. She also congratulated Mr. Bukhres.

Mayor Soliman congratulated QuikTrip, noting the project had been long overdue despite some IDOT issues that had been resolved. He praised the upcoming demolition of the building built in 1941 and replacement with something new and attractive. He expressed belief that the gas station would be a tremendous asset providing easy access for residents and contributing to the community with gas, food, pastries, and other QuikTrip products.

2. Approve an Ordinance Approving Rezoning, Preliminary and Final PUD Special Use, PUD Waivers, and Final Plat of Subdivision for Seasons at Crest Hill Multi-Family Apartment Home Community with Respect to Certain Real Property Located along the North Side of Ryan Drive, Approximately 280 Feet East of Weber Road, and 210 Feet South of

Renwick Road in Crest Hill, Illinois (Application Of Fiduciary Real Estate Development, Inc.)

Community & Economic Development Director Dan Ritter presented the Fiduciary Real Estate Development (FRED) application for a 260-unit luxury apartment complex. He explained the project had gone to Planning Commission on February 12th and to a City Council work session on February 23rd. The project involved rezoning from B3 (which previously contemplated big box retail) to accommodate the apartment development.

Director Ritter explained that the property had sat vacant with almost no interest except for light industrial uses, which wouldn't be appropriate for the location. He viewed the apartment development as a good alternative to the original big box retail concept from the early 2000s.

Addressing concerns raised at the previous workshop about traffic to the Remington Lake subdivision, Director Ritter explained they had worked with Alderwoman Claudia Gazal, Alderman Darrell Jefferson and City Engineer Ron Wiedeman to draft an additional condition. Rather than requiring the developer to install a speed bump, the condition would require monitoring traffic for one year and, if concerns arise, conducting a small traffic study and implementing reasonable traffic calming measures.

Director Ritter also discussed ongoing conversations with the school district about impact fees, noting they were still searching for any newer documents and exploring options for updating impact fees in the future. He mentioned potential state legislation that could impact this issue and suggested addressing impact fees comprehensively after completing the comprehensive plan.

Alderwoman Gazal thanked Director Ritter for meeting with Council members on Friday and working on different perspectives. She expressed pride in being part of the Economic Development Committee and praised the collaboration between staff and the developer. She emphasized that she supported having luxury apartments rather than outdoor storage, equipment rental, hotels, motels, or fueling stations that could be allowed under the existing B3 zoning.

Tony DeRosa, Vice President of Fiduciary Real Estate Development, addressed the Council. He thanked them for asking the right questions and tough questions, noting this was the first new market rate multi-family community in decades. He praised the City staff's work and felt the process had resulted in a better product. Mr. DeRosa expressed excitement about the project being catalytic for the community and beneficial for surrounding retail. He mentioned they would meet with

the school district in two weeks and were looking to start construction in mid-summer.

Mayor Soliman called three times for public comments on the apartment development request. No one approached the podium.

Alderman Cipiti made a statement before voting, expressing disappointment "by the lack of communication between the City and our schools regarding this project." He emphasized his desire to work more collaboratively and inclusively with schools on future community decisions. Despite his disappointment with the process, he voted yes, believing the project would be good for the City of Crest Hill.

Alderman Jefferson made a motion to Approve an Ordinance Approving Rezoning, Preliminary and Final PUD Special Use, PUD Waivers, and Final Plat of Subdivision for Seasons at Crest Hill Multi-Family Apartment Home Community with Respect to Certain Real Property Located along the North Side of Ryan Drive, Approximately 280 Feet East of Weber Road, and 210 Feet South of Renwick Road in Crest Hill, Illinois (Application Of Fiduciary Real Estate Development, Inc.) plus the additional condition stated within the meeting. Seconded by Alderwoman Gazal. Roll Call: Ayes: Oberlin, Cipiti, Albert, Kubal, Dyke, Deserio, Jefferson, Gazal. Nays: None. MOTION CARRIED. **Ordinance #2053**

Mayor Soliman congratulated Tony DeRosa and provided context for television viewers about the location at Ryan Drive and Weber Road on 16 acres of vacant property. He compared it to a similar development in Romeoville near Farm and Fleet and expressed belief that this development would spur future development of restaurants and businesses along the Weber Road corridor.

Mayor Soliman addressed the school district communication concerns, noting that school representatives had attended the previous work session and that several people, including himself, had apologized for the late notification. He emphasized that they had kept their word about scheduling future meetings quickly to discuss impact fees, with meetings already arranged.

Mayor Soliman thanked Tony DeRosa for having confidence in the City of Crest Hill and welcomed the development as long overdue for the community.

City Engineer Ron Wiedeman wanted to thank Chairman Bill Thomas for managing the public hearing at the plan commission meeting. It got a little intense and Chairman Thomas and Mr. DeRosa held their composure with the residents and Mr. DeRosa gave a great presentation. He also thanked Mr. DeRosa for being so accommodating with all the requests of both the City and the residents.

7E. CITY ADMINISTRATOR:

1. Approve a Resolution Authorizing the Participation in the Northern Illinois Municipal Electric Collaborative (NIMEC) and Authorizing the Mayor or His Designee to Approve a Contract with the Lowest Cost Electricity Provider for a Period up to 36 Months.

Adam Hoover from the Northern Illinois Municipal Electric Collaborative addressed the Council about two items. First, he provided an update on the aggregation program, explaining that the municipal aggregation program provides residents with an alternative electric supplier. The program was originally approved by referendum in 2012 and renewed last year, running through 2031 with an option to opt out in 2027.

Mr. Hoover explained that about 400 residents would receive letters on March 13th informing them they might be moving to the MC Squared program, where they would pay the same rate as ComEd and still be billed by ComEd. He emphasized this was a small number compared to previous mailings and that MC Squared provides a civic contribution of \$18,000 per year to the City.

For the second item, Mr. Hoover explained that the City's current contract with Dynegy expires in May, and they currently have a rate of 5.7 cents compared to ComEd's rate of about 10 cents. Over the contract duration, the City has saved \$160,000. He requested authorization for the mayor or his designee to execute a new contract on March 11th at 4 PM, as part of a group bid with 88 other governmental organizations. He emphasized that energy contracts are commodities that must be executed quickly, and there was no commitment to sign if anything appeared problematic.

City Administrator Blaine Wing added that the contract would be for a period of up to 36 months (1-3 years). Mayor Soliman recommended giving the City Administrator the authority to sign as the Mayor's designee.

Alderman Oberlin made a motion to Approve a Resolution Authorizing the Participation in the Northern Illinois Municipal Electric Collaborative (NIMEC) and Authorizing the Mayor or His Designee to Approve a Contract with the Lowest Cost Electricity Provider for a Period up to 36 Months. Seconded by Alderman Deserio. Roll Call: Ayes: Cipiti, Albert, Kubal, Dyke, Deserio, Jefferson, Gazal, Oberlin. Nays: None. **MOTION CARRIED. Resolution #1395**

7B. CITY CLERK'S REPORT:

There were no items to report.

7C. CITY TREASURER'S REPORT:

City Treasurer Jamie Malloy began her report, "Good evening Mayor, thank you very much. And to City Council. It's been just about ten months since I got sworn in as Treasurer. And before I became Treasurer, I had some of the residents asking me questions, can I find out, can I find out. I've taken this bit by bit. There is some information that I have found out that I would like to bring out to everybody today. Alderman Dyke, I have put some envelopes down by your feet. If you would hand out two to your left and the remainders hand out. If you would, please, take one down and pass it around. There's one more and that should cover everybody."

Treasurer Malloy continued, "My question comes down to the past City picnics. Last June, I did FOIA some information on the accounts and was told that there was no information to be found. In fact, I have included for everybody a copy of the email that I got from the City Administrator stating that he had spoken with Alderwoman Oberlin and that there was, um, she went and requested records regarding the closed account. Unfortunately, she was told by NuMark that certain amount of time had occurred and there were no longer records saved."

Alderwoman Gazal stated, "We cannot hear because we are all opening the..." City Treasurer Malloy stated, "Oh, I'm sorry. Tear away. Go to town." Mayor Soliman interjected, "Hang on a second, Jamie. Mike, Mike, uh, would this be relevant for an executive session for personnel?" City Attorney Stiff replied, "I haven't had a chance to even look at it." Treasurer Malloy stated, "These are just questions that I've come up with. The information is all attached. I'm just going to, I found some information and I just wish to ask questions on it and I just wanted to take my time because residents had asked me to check into it and that's what I was going into." City Attorney Mike Stiff stated, "Not knowing the subject matter. I mean if any of it is confidential or should be in executive session then." Treasurer Malloy stated in response, "There's, I don't believe there's any of it that's confidential. I have reviewed all of it, in fact, I've made copies of all of it."

Treasurer Malloy went on, "I do have a question that I want to ask our Finance Manager. There are checks that have gone into an account that was at NuMark that was the Crest Hill events committee in care of Alderwoman Oberlin at her home address. I've got a check that was sent to the City of Crest Hill for \$5,000 but yet it was placed in that account. Is that normal procedure for us?" Finance Director Glenn Gehrke responded, "First off, let me correct you. I am the Finance Director, not the Finance Manager. I just want my title correct. Secondly, I haven't seen the information so it's hard for me to answer that." Treasurer Malloy responded, "You're right, so I will pass it right down to you." Director Gehrke responded, "Sure, and I will give you an answer when I research it." Treasurer Malloy stated, "and let you go over it." A few moments later, Finance Director Gehrke said, "Okay, let it be known that I just received a check from an engineering firm made out to the City of Crest Hill. That's all it says on it. The check is dated 2016." Treasurer Malloy asked, "Dated? Or I'm sorry, not dated. To the

address of?” Director Gehrke said, “To the City of Crest Hill, 1610 Plainfield Road, Crest Hill, Illinois.” “Right,” responded Treasurer Malloy.

Treasurer Malloy stated, “Now, I would like to bring up the business account, and it’s listed under Crest Hill events committee, and it’s listed as an association or a club. Why would it be listed under an association or a club? I don’t understand that. It’s showing as a community organization. There is also, it has been checked that it’s authorization for borrowing is presented to the credit union and I don’t understand if there was money that was loaned to this account, why that would be checked. So, I’m curious about that. I’ve also got the adoption by vote of governing members, it says do not execute this section if organized as sole proprietorship, partnership or limited liability company” To which time, Mayor Soliman tapped the gavel, said, “Hang on,” stopping her. “Yes sir,” stated Treasurer Malloy. Mayor Soliman said, “Hang on, I think this should be an executive session.” City Administrator Blaine Wing offered. “No, but I’m more than happy to work with the Treasurer to go through I think more than one hundred and fifty pages of information and come back to Council with a report, so I’d be happy to answer.” Treasurer Malloy interjected, “Oh, I don’t have any plans of going through one hundred and fifty pages tonight, no, no no no no, I’m not going to do that. That is, however, why I gave everybody copies cause it did take me a while to get copies of all of this so that I could explain to the residents what was going on. But, no, I’m not going to go page by page for a hundred and fifty pages. I just have questions that I’ve come up with.” City Administrator Wing replied, “Great, I’m more than happy to meet with you and go over those questions so that we don’t take up both the public’s time and Council’s time and then we can have a report presented to Council, if that’s Council’s pleasure.”

Aldersperson Oberlin stated, “And I would like to take note, as Nate just pointed out, there is some sensitive information on there that she just disseminated to everybody in regard to me that I am very upset about and concerned about and she had no right to do that.” Treasurer Malloy asked, “That would be your home address?” Aldersperson Oberlin replied, “I’m not going to discuss what’s on it in public, but you had no right putting that out there. And I may be taking my own action for that.”

Mayor Soliman stated, “Okay, so I would agree with the City Administrator that this conversation is over for now. Anybody object?” Alderman Jefferson asked, “Are we tabling the conversation?” Mayor Soliman replied, “I believe we don’t need to table it. This may be a decision that’s enough for this evening in regard to this.” Alderman Jefferson asked, “To continue in executive session?” City Attorney Mike Stiff responded, “This is a department report. There is nothing to table. I mean, I think that it’s fair that if the Treasurer has questions that she gets her questions answered and she gives those answers to the Council, whether that’s in a written report or, or what.” Treasurer Malloy stated, “I have a number of questions, yes.”

Alderman Jefferson stated, "I thought somebody could, this should be an executive session, so." Mayor Soliman responded, "This can't be executive session, he's saying." City Attorney Stiff said, "I don't know what the topic would be quite yet for an executive session exemption." Mayor Soliman said, "I think it would be prudent if we had more information to be able to work through this. This is certainly not the place for this tonight. That is my thing." Attorney Stiff stated, "I mean I can look through the documentation, and I can come back to you with an exemption that is under the Open Meetings Act that would qualify, but again, I haven't heard anything yet that would qualify as an executive session exemption." Alderman Dyke asked, "Or for this then to be on a work session?" City Administrator Blaine Wing responded, "It can be a work session. I would again be happy to work with the Treasurer and the Attorney to go through the, it looks like again over one hundred and fifty pages worth of documents, going back it looks at least over a ten year period of time um to review it to answer any of the Treasurer's questions and to help with a report to Council so that you're informed." Alderman Jefferson stated, "I mean, I think it is a lot of information. Uh, it's going to take. I'd like to review it to see what we got, what it's about, what it's pertaining to. There is some personal information on there as well, but I don't know, it's on a report. That's the thing, it's a matter of record. So, that's why I'm asking the question. Where do we go from here because it's on the Treasurer's report?" Attorney Stiff responded, "I don't know that we've gotten to all of her questions. I think some of her questions are of record, but again, I think that she should probably get her questions answered and then we should come back once her questions are answered and if they are appropriate for her report, she can report." Alderman Jefferson replied, "Yeah, I mean I'm all in favor of that. I'm just because we are in an open meeting and it's already been verbalized to a certain degree I don't know how we, how do we interrupt it? How do we stop? That's the part I'm trying to understand because it's a lot here. I'm not going to get through this tonight." Attorney Stiff replied, "I'm sorry, I think we stop it because it may be getting into something that needs to be an executive session and until I can give you an answer, I don't want to have something come out in an open meeting that shouldn't. If it hasn't already come out already, but." Alderman Jefferson answered, "I agree wholeheartedly, I agree with what you're saying, that's why I'm saying the bird already flew out of the cage, so how do we catch the bird to put it back in the cage?"

Alderperson Oberlin stated, "I will be pursuing what I can about my personal information being disseminated to people without my permission. That is a big no-no. You cannot do that." Alderwoman Gazal asked, "There is personal information here?" "Yes." responded Alderperson Oberlin. Alderwoman Gazal asked, "Do you have personal information in this packet?" Alderperson Oberlin replied, "I'm looking right at it." Treasurer Malloy asked, "Your home address? Your home address is there." "It's public," answered Alderwoman Gazal.

Alderman Jefferson stated, "I'm all in favor of getting this to an arena where everybody's privacy can be protected if there's any there." Alderperson Oberlin stated, "Oh there's a violation and I will be pursuing it." Alderman Jefferson stated, "I don't know." Mayor Soliman interjected, "Jamie, I would ask that you would conclude your report and leave this alone for this evening." Alderman Dyke asked, "Now, after Council reviews this, are we going to have a chance to ask any questions after we look at it or?" Alderperson Oberlin stated, "I think these should all." Alderwoman Gazal said, "Everyone has a right to ask questions, but if there is a social security number, no." City Attorney Stiff stated, "If the questions need to be asked in an executive session then yes. If there is nothing that is executive session then yes, you can ask whatever question in either an open meeting or just outside of a meeting, you can ask whatever questions. I think Treasurer could have asked these questions before tonight, but again the report is at least partially." City Treasurer Malloy stated, "I just got all of this put together over the weekend." Mayor Soliman stated, "Mike, I'm going to defer to you as the Attorney. I'm going to say there's some very sensitive information that I was just shown. So, I would respectfully ask that with your advice that we cease this topic for right now." Attorney Stiff replied, "I agree with that. I." Alderperson Oberlin interjected, "And these documents need to be removed with his information on it. I am very appalled that this was done. This is a severe violation of my privacy and my personal information, and you bet your bottom dollar I'm going to be pursuing this." Alderwoman Gazal interjected, "But sometimes we have to clarify here, is her personal information been given to us or is it the event committee information? You brought personal information or event committee information?" Treasurer Malloy responded, "Event committee information. Event committee." Attorney Stiff stated, "Yeah, I haven't had a chance to look at it. I would suggest two things. One, that we collect it all to the extent that it hasn't been reviewed. Everybody just opened their envelopes today. Collect them all. Give them to me. I will take a look at it and once I have come to a conclusion as to what should or should not be disseminated or whether we can come back to an executive session or we have to come back to open session. I think that's a discussion for not right now." Alderwoman Gazal asked, "Well, I would like to know like where did this information come from? Do I have the right to ask that question? Do I have the right to ask how does she have access to this information?" Attorney Stiff replied, "Well, I think you can ask that. Again, I would say we should be asking that outside of this meeting right now." Alderwoman Gazal stated, "Alright." Attorney Stiff said, "But again, I can't tell you that you shouldn't ask a question. I think the question needs to be asked, I just don't know again, now is this the appropriate forum."

City Administrator Blaine Wing stated, "Before staff normally disseminates information, we make sure that there's not social security or other protected information that's in there. Staff had not been handed this information until it was just disseminated so that would be fully up to the Treasurer, unless she had the City Attorney take a look at it and it sounds like he was just opening it now so if there's confidential information, my recommendation

would be to follow the City Attorney's advice. So, if anybody unfortunately is going to get sued, the only named person would be the Treasurer, not the rest of the Council. Again, I would refer to the Attorney to answer any questions, but to protect the City and to limit everyone being named, it would only be the Treasurer, is my understanding at this point since she's the one providing this information that may have broken the confidentiality. So, before anybody sees anything that they're not supposed to see, I think we should follow the Attorney's advice."

Alderman Oberlin commented, "I think that cat's already out of the bag." Alderman Jefferson asked, "So, you're saying we should not take this and review it ourselves? Is that what you're saying?" City Attorney Mike Stiff stated, "Again, I haven't had a chance to look at it but based on Councilwoman Oberlin's statements that her personal information is in there, I would say that you probably should not have it. I would request that you all put them back in the envelope and give them to me, at least for the moment. That would be my recommendation. I can't force you to do that."

Alderman Deserio stated, "I would like to make it clear that I did not open my envelope. It's still sealed as I received it. And I also want to make it clear for the record, about two months ago, some of the Alderpersons sitting up here made some comments about items being brought up on the City Council agenda that were not presented to the Council members prior to this at a work session. I believe this is similar to that case. Some of us up here lost our minds over the fact that items were brought up for approval without us being allowed to review it first. I believe that's the same actions that should have been brought up at a work session, determined by the City Attorney if this is confidential and it should have been discussed in a closed session. My opinion." Treasurer Malloy stated, "That's fine." Alderman Jefferson said, "I don't know what you're talking about with that but refresh my memory." Alderman Gazal stated, "Not taking action." Alderman Deserio said, "There were items brought up on a City Council agenda that were not brought to this Council at a work session prior to it being brought up for approval. Is there anybody that disagrees that they don't remember what I'm saying?" Alderman Jefferson said, "I don't. I'd go that far right there." Alderman Deserio asked, "Mr. Attorney?" City Administrator Wing responded, "This isn't really the same." Alderman Gazal said, "I remember what you're talking about because I was one of the people that brought up that because we were taking a vote. I said before we take a vote we need to review things. We're not taking a vote here, so don't confuse things." City Attorney Stiff responded, "It was an ordinance or a resolution that had come and bypassed a work session. I believe it was the ordinance repealing the section of the code that I said was from 1950 or 1967 or 77, it was fifty years old and it came to the Council first at a regular meeting and it got tabled because it was not presented first at a work session. This is a little apples and oranges because this is a department report, as opposed to an actual ordinance or you know, a resolution." Treasurer Malloy stated, "Right." Alderman Deserio responded, "Thank you for your clarification."

Alderman Jefferson stated, "That's the only thing I'm asking about. It's a report given by the Treasurer and that's the confusing part for me. There may be some sensitive information in here, I grant that. It's a very large packet and there's no way I'd be able to go through this in a few minutes, but it's a report given by an elected official and I don't know where we go with that because if we go to Robert's Rule of Order, reports are supposed to be matter of record and that's the dilemma I have. If this is a report, a report is a matter of record." City Treasurer Malloy stated, "In the past, Alderman Jefferson has asked for forensic audit done on the bills and on the accounts for the City of Crest Hill." Alderperson Oberlin added, "I can tell you if this goes into anybody's report and is made a document, there will be a lot more people I will be dealing with because this was done and this is wrong and this is illegal." Attorney Stiff said, "I don't know that this qualifies as." Treasurer Malloy stated, "This is all City of Crest Hill. This is all City of Crest Hill!" Alderwoman Gazal asked, "If this is City of Crest Hill, where did you get it from?" Treasurer Malloy answered, "I got it from the bank, under the City of Crest Hill." Alderperson Oberlin stated, "You would not have gotten that from the bank properly because you're not on that account." City Treasurer Malloy countered, "I did, in fact, get it from NuMark, yes, I did." Alderperson Oberlin said, "Well, I will check but you disseminated personal information about me. I am very upset about this." Treasurer Malloy stated, "The only thing that's personal that's information on here is your address." Alderwoman Gazal said, "It's my understanding that this account was gone." Banging the gavel, Mayor Soliman stated, "Hang on, Claudia, hang on. We're going to put this discussion over with right now. For the record, I did not open my packet either. Jamie, do you have any other topics besides what's in this packet that you would like to share with anybody?" Treasurer Malloy answered, "Nope, that's it for me for tonight." Mayor Soliman asked, "Does anybody have any questions of the City Treasurer?" Alderman Jefferson said, "My question is still if the report, and under the Robert Rule of Order, a report is a matter of record, so would we just put on record what's been distributed so far? Where do we go because how do you close it up?" City Attorney Mike Stiff responded, "I think that if it is turned into me and I keep them, that's your record. I don't think that you're entitled to a report that gives information that is legally prohibited from being disseminated. It has to be redacted. Just like if you FOIA'd something, we make the redactions. You get the records, but you don't get them without the redactions. There are mandatory redactions under FOIA that the City can be liable for if you do not make the redactions. There are other redactions that are permissive that if you don't make them and it's not intentional you can avoid liability, but the mandatory ones are mandatory and there are penalties for violating that." Alderman Jefferson said, "Okay and I can agree with everything you just said except that under Robert Rules of Order it doesn't cover redactions. Reports are a matter of record. It doesn't speak about redactions so my personal dilemma, being that in my over thirty-seven years of being in government is how do you take something that has been stated for the record and not make it part of a record? I have never encountered this. This is brand new to me. And I'm like, where do we go?" City Attorney Stiff answered, "I believe in executive

session when certain confidential information is passed out that it is collected at the end all the time. The record is the record. It was discussed in the executive session, there is a record, there are minutes and the actual documents are collected and either one copy is held and the rest are destroyed but they are collected all the time, I didn't mean to say all the time, but very often in my recollection. City Administrator Blaine Wing stated, "I would further state that the minutes will reflect that documents were disseminated and then they were collected. I would hope that it would reflect in the minutes that there is a record that something was disseminated and then collected. That would be the conclusion for your Robert's Rules that the Treasurer provided documentation, it was paused once information that potentially could be legally harmful to the City were discovered, that we stopped the proceedings and they were handed over to the attorney." City Attorney Stiff added, "And after evaluation and when we do come back, if I determine that certain information needs to be withheld because it is private, I will make the redactions and if necessary the remaining documents will be returned, but I just don't think that you should be holding onto potentially sensitive information that should not have been produced." Treasurer Malloy stated, "All of this is City of Crest Hill events committee, but I understand. But it's all under City of Crest Hill events committee aside from the check that I handed over, which was the City of Crest Hill."

City Administrator Wing stated, "If staff would have had the time or the Attorney had the time to review this, I think we would be able to say affirmatively if that's correct or not. With us just getting this information tonight, quite honestly I feel it's unfair for staff or the Attorney to quickly flip through to make sure that there's nothing that needs to be protected by law." Treasurer Malloy answered, "That's fine, I'm just saying it's all the City of Crest Hill events committee aside from the check that I handed over which was listed as the City of Crest Hill, 1610 Plainfield." Alderperson Oberlin stated, "I'm just saying that's wrong and I pointed it out to the Mayor and Alderwoman Gazal also saw and Mr. Albert noted that is not the truth." Administrator Wing stated, "So, to me I would listen to the City Attorney to follow your Attorney's advice." Mayor Soliman added, "I agree with that and I am in control of this meeting, so I recommend to City Council that's the action we take going forward. Does anybody disagree? Speak now. Okay Mike, we'll collect all of these and give them to you at the end of the meeting." Alderman Dyke said, "I turned mine in already." Mayor Soliman responded, "Okay."

7D. CITY ATTORNEY:

There were no items to report.

7E. CITY ADMINISTRATOR:

The only remaining item is number two, which the Council will need to go into executive session. Council will continue on to the other remaining items before executive session.

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.

7H. POLICE DEPARTMENT:

There were no items to report.

8. UNFINISHED BUSINESS:

Community & Economic Development Director Dan Ritter mentioned that the next meeting on March 9th is going to be the combined City Council and Plan Commission meeting, so we're looking forward to that for the comprehensive plan. It will be just a kick-off meeting, get some initial feedback information from the community. He also noted that the website for that is up and running at www.cityofcresthill.com/compplan. There will be notices posted on social media, along with a survey for residents.

Director Ritter stated, "I wanted to bring up the property at 1725 Plainfield Road" as there have been some questions as to what was going on there. Boost Mobile has opened, as a temporary opening so they can start conducting business. The property owners are going to be taking down the canopy, working on the parking lot, getting some new windows and doing a lot of exterior work on the property. Director Ritter has offered up the façade grant for that project because of the visibility from the roadway.

Director Ritter also reported that 2305 Plainfield Road, which looks like a residential home, got approved for a permit to remodel. The owners will be making some substantial site improvements, building improvements, interior and exterior, adding commercial windows and making that into a barber shop. They will be really upgrading that property.

Lastly, Director Ritter shared that Family Fun Zone has reached out and they will be working on some façade and site upgrades as well and potentially applying for the façade grant. That is a great local business that is family friendly. They said they have been doing very well and they're looking to get a refresh.

Alderman Cipiti asked Director Ritter about, "the dumpsters that are being emptied behind the Hillcrest Shopping Center between 3:00 and 4:00 in the morning. They are quite loud and the residents behind that area can hear that. Has anyone reached out to Hillcrest? I think Don said he was going to." Director Ritter responded that the City had previously reached out. He stated that they will reach out to the management company again and reach out to the property owner again if we need to. He continued, "It is a violation of our ordinance. We need to get evidence of that happening, which we'll have to coordinate." He stated that he was hoping to

avoid that like any code enforcement action and “they do comply, but being this is the second time we’re notifying them, we’re going to take a few steps and make sure we contact everybody and they change the hours of pickup because I know that banging a dumpster can echo very far and very loud. We’ve reached out already this week, and we will continue to do so until they are complying.”

9. NEW BUSINESS:

There was no new business.

10. COMMITTEE/LIAISON REPORTS:

Alderman Gazal announced that the City Easter event would be held on Saturday, March 28th from 12 to 2 PM for children up to age twelve. She clarified that they were not competing with any other organizations and that this was open to everyone. If the residents are not available for one date, there is another Easter event in Crest Hill.

Alderman Jefferson provided additional details about the Easter event, mentioning pictures with the Easter bunny, face painting, a petting zoo, crafts, games, and prizes. He noted they would have approximately 3,500 eggs distributed in age categories.

11. CITY COUNCIL COMMENTS:

Alderman Dyke welcomed the new developments and redevelopments coming to Crest Hill, calling them a welcome sight. He also welcomed Ashley and wished her many successful years with the City.

Alderman Deserio reiterated that it was great to see development in the City, welcomed Ashley, and hoped everyone would enjoy the warmer weather.

Alderman Jefferson tipped his hat to the Community Development department for new developments and those coming in the future. He welcomed Ashley and requested additional explanation about the Treasurer's packet after the meeting.

Alderman Gazal asked everyone to take a moment to reflect on their blessings, referencing the situation in the Middle East. She made personal comments about having family members under bombs in Lebanon, emphasizing how blessed Americans are to live in a country of freedom.

Alderman Oberlin announced State Representative Natalie Manley's blood drive on Monday, March 9th at the American Red Cross at 1293 Wyndham Place in Romeoville from 9 AM to 2 PM, celebrating International Women's Day. She welcomed Ashley and encouraged blood donations.

Alderman Cipiti welcomed Ashley and looked forward to working with her.

Alderman Albert announced that the Crest Hill Lions Club would host their annual Easter egg hunt on Saturday, April 4th (the day before Easter) at Richland School on the west side of the building near the power lines. The event is for ages 10 and under and includes pictures with the Easter bunny and the Crest Hill Lion. Event is

rain or shine. He noted the Lions Club has been hosting this event for over 50 years, starting at the old Heritage Bank near Old City Hall under former Alderman Joe Kovic's leadership. He also welcomed Ashley.

Alderman Kubal welcomed Ashley to the team and thanked Dan Ritter for his fine efforts in economic development.

Mayor Soliman said that this should have been a very happy night for the city. He emphasized three major accomplishments: finalizing the contract for a new gas station at the old city hall property with the old building to be demolished, passing approval for 260 luxury apartments (the city's first), and hiring Ashley Monroe as HR director and first assistant city administrator. He stressed these achievements represented significant momentum for the City and that residents should be proud to live in Crest Hill.

12. PUBLIC COMMENT:

No one approached the podium for public comment.

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).

Alderman Oberlin made a motion to go into executive session on 5ILCS 120/2(c)(1) at 8:44 p.m. Seconded by Alderman Deserio. Roll Call: Ayes: Albert, Kubal, Dyke, Deserio, Jefferson, Gazal, Oberlin, Cipiti. Nays: None. MOTION CARRIED.

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

Alderman Oberlin made a motion to reconvene from the executive session on 5ILCS 120/2(c)(1) at 9:32 p.m. Seconded by Alderman Cipiti. Roll Call: Ayes: Kubal, Dyke, Deserio, Jefferson, Gazal, Oberlin, Cipiti, Albert. Nays: None. MOTION CARRIED.

7E. CITY ADMINISTRATOR:

2. Approve a Resolution Approving the Appointment of Storino, Ramello, and Durkin as Special Counsel to the City of Crest Hill for Labor Employment and

Approval of an Engagement Agreement with Storino, Ramello, and Durkin for Legal Services

Alderwoman Oberlin made a motion to Approve a Resolution Approving the Appointment of Storino, Ramello, and Durkin as Special Counsel to the City of Crest Hill for Labor Employment and Approval of an Engagement Agreement with Storino, Ramello, and Durkin for Legal Services. Seconded by Alderman Deserio. Roll Call: Ayes: Dyke, Deserio, Jefferson, Gazal, Oberlin, Cipiti, Albert, Kubal. Nays: None. MOTION CARRIED.
Resolution #1396

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 9:14 p.m. Seconded by Alderman Albert. Roll Call: Ayes: Jefferson, Gazal, Oberlin, Cipiti, Albert, Kubal, Dyke, Deserio. Nays: None. MOTION CARRIED.

Approved this ___ day of _____, 2026.,

As presented _____

As amended _____

CHRISTINE VERSHAY-HALL, CITY CLERK

RAYMOND R. SOLIMAN, MAYOR