

MINUTES OF THE REGULAR MEETING  
CITY COUNCIL OF CREST HILL  
WILL COUNTY, ILLINOIS  
April 6, 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, Alderman Nate Albert and Alderman Joe Kubal.  
  
Also present were: City Administrator Blaine Wing, Police Deputy Chief Dave Reavis, Finance Director Glenn Gehrke, City Engineer Ron Wiedeman, Assistant City Administrator/HR Director Ashley Monroe, and City Attorney Mike Stiff.
4. CITIZEN/SPECIAL REQUEST/PUBLIC HEARINGS  
There were no citizen special requests or public hearings.
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. There were no requests for removal.

Mayor Soliman proceeded to read the consent agenda items:

- 6A. Approve the Minutes from the Regular City Council Meeting Held on March 2, 2026.
- 6B. Approve the Minutes of the Regular City Council Meeting Held on March 16, 2026.
- 6C. Approve the Minutes from the Work Session Meeting Held on March 23, 2026.
- 6D. Approve a Resolution Designating Ashley Monroe as the Illinois Municipal Retirement Fund (IMRF) Authorized Agent for the City of Crest Hill.  
***Resolution #1398***

- 6E. Approve an Ordinance Approving a Special Use Permit for a Massage Establishment Business Known as Muscle Methods LLC with Respect to Certain Real Property Located at 2206 Weber Road In Crest Hill, Illinois (Application of Melissa Polchlopek LMT). **Ordinance #2054**
- 6F. Approve an Ordinance for Construction on State Highways for Permit Work to be Performed by Employees of the City of Crest Hill in Lieu of Surety Bond. **Ordinance #2055**
- 6G. Approve an Ordinance Amending Section 10.01.10-618(Special Parking Prohibitions) of Division VI (Parking Regulations), Article10 (Special Provisions Pertaining to the City of Crest Hill), Chapter 10.01 (Crest Hill Vehicle Code), Title 10 (Vehicles and Traffic) of the City of Crest Hill Code of Ordinances. **Ordinance #2056**
- 6H. Approve a Resolution Approving an Agreement for Professional Engineering Services for 2026 Sanitary Sewer Cleaning and Televising Bid and Oversight Services by and between the City of Crest Hill, Will County, Illinois and Robinson Engineering, Ltd. for an Amount of \$39,880.00. **Resolution #1399**
- 6I. Approve a Resolution Approving a Professional Services Agreement for Design Services for the Gaylord Rd, Cedarwood Dr. and Caton Farm Rd. Resurfacing and Widening of Gaylord Rd. at Specific Locations to be Part of the Grand Prairie Water Commission Project by and between the City of Crest Hill, Will County, Illinois and Stantec Consulting Services, Inc. for an Amount of \$133,500.00. **Resolution #1400**
- 6J. Approve a Resolution Approving an Agreement for Professional Engineering Services for the Jasmine Ditch Drainage Investigation by and between the City of Crest Hill, Will County, Illinois and Christopher B. Burke Engineering Ltd. for an Amount of \$24,400.00. **Resolution #1401**
- 6K. Approve a Resolution Approving an Agreement for the 2026 Sidewalk Cutting Program-Construction by and between The City of Crest Hill, Will County, Illinois and Safe Step, LLC for an Amount of \$80,000.00. **Resolution #1402**
- 6L. Approve a Resolution Approving a Professional Service Agreement for Design Services for the Broadway Water Main Crossing Additional Services by and Between the City of Crest Hill, Will County, Illinois and Strand & Associates Inc. for a Cost of \$29,800.00. **Resolution #1403**
- 6M. Approve a Resolution Approving a Three-Year (2026-2028) Contract for Code Abatement and Vegetation Control Services by and between the City of Crest Hill, Will County, Illinois, and Precision Property Pros Inc. **Resolution #1404**

- 6N. Approve a Resolution of the City of Crest Hill in Support of Municipal Housing Authority. **Resolution #1405**
- 6O. Approve a Special Event Police Services Agreement with St. Carlo Acutis Parish.
- 6P. Approve a Resolution Approving a Joliet Metropolitan Area Narcotics Squad (JMANS) Intergovernmental Agreement by and between the City of Crest Hill and the Illinois State Police, the Will and Grundy County Sheriff's Offices, and the Bolingbrook, Joliet, Lemont, Monee, Plainfield, Romeoville, and Shorewood Police Departments. **Resolution #1406**
- 6Q. Approval of Pay Request #38 from Vissering Construction Inc. with Direction to Send it to the IEPA for Approval and Disbursement for a Total Amount of \$478,893.40.
- 6R. Approval of the Regular and Overtime Payroll from March 9, 2026, through March 22, 2026, in the Amount of \$290,966.01.
- 6S. Approval of the List of Bills Issued through April 30, 2026, in the Amount of \$2,906,745.71.

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

Before proceeding with the consent agenda approval, Alderman Jefferson raised a question about consent agenda item 6A (approval of minutes from March 2, 2026), specifically regarding how to add the treasurer's report that was interrupted during that meeting due to lack of redaction. Alderman Jefferson explained that the report was interrupted and never completed, questioning whether it was legally appropriate to approve the meeting minutes without the complete report.

City Clerk Christine Vershay-Hall confirmed that the minutes were produced through the clerk's office and that the treasurer report was included as it was heard. City Attorney Mike Stiff clarified that the minutes accurately reflect what occurred at the March 2nd meeting.

City Administrator Blaine Wing offered that if Council wanted the redacted document posted on the City's website, he would be happy to do that, or it could be reflected in tonight's meeting. City Attorney Mike Stiff confirmed that Council has the completely redacted set of records, which has been produced pursuant to FOIA requests.

Alderman Jefferson emphasized he was only concerned with compliance under the Open Meetings Act for completion of the report, not posting or other matters. City Clerk Vershay-Hall stated that the treasurer's report has to come back to Council again for discussion to complete the report. Alderman Jefferson stated that he thought that was already done. City Clerk Vershay-Hall clarified that the report was redacted and available to Council if they wanted them. After

discussion, Alderman Jefferson indicated he was okay to move forward with the other Council members.

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

Mayor Soliman noted that they had a special guest present for consent agenda item 6E and invited Melissa Polchlopek, the applicant for the new business Muscle Methods LLC at 2206 Weber Road, to the podium to make comments about her new business.

Ms. Polchlopek thanked everyone for welcoming her into the community and expressed looking forward to servicing clients in the area. She explained that her website can be accessed on her Google business page, MuscleMethodsLLC, with a list of services ranging from not just relaxation massage but also specializing in myoskeletal alignment techniques which help with postural concerns like rounded shoulders, forward head posture, sciatica, repetitive motion injuries, sprains and strains including carpal tunnel, frozen shoulder, and many more modalities. She announced she would be opening at her new location at 2206 Weber Road on April 15th.

Mayor Soliman welcomed her to the City of Crest Hill, hoping she would have a long successful business. He offered her assistance with a ribbon cutting ceremony also. Council members congratulated Melissa and welcomed her as well.

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

- 6D: Resolution 1398
- 6E: Ordinance 2054
- 6F: Ordinance 2055
- 6G: Ordinance 2056
- 6H: Resolution 1399
- 6I: Resolution 1400
- 6J: Resolution 1401
- 6K: Resolution 1402
- 6L: Resolution 1403
- 6M: Resolution 1404
- 6N: Resolution 1405
- 6P: Resolution 1406

7. REPORTS & COMMUNICATIONS FROM DEPARTMENTS & ELECTED OFFICIALS

7A. MAYOR'S REPORT:

Mayor Ray Soliman presented a proclamation for Autism Awareness and Acceptance Month in the City of Crest Hill. The City Council read aloud the proclamation.

Mayor Soliman asked for a motion to approve the proclamation.

Alderperson Oberlin made a motion to Approve the Autism Awareness Month Proclamation. Seconded by Alderwoman Gazal. Roll Call: Ayes: Deserio, Jefferson, Gazal, Oberlin, Cipiti, Albert, Kubal, Dyke. Nays: None. Absent: None. MOTION CARRIED.

Mayor Soliman stated that this proclamation is long overdue because everybody knows someone who has autism. He stressed that we need to accept those who have autism and be more aware of autism. Mayor Soliman stated that there is a City employee who has a family member with autism, and he intends to present her with this proclamation tomorrow.

Mayor Soliman then stated that he talked to a Crest Hill resident whose sister has ALS (Lou Gehrig's disease), another serious disease. There will be a reading of that proclamation along with Public Works Week, recognizing all of our public works employees on May 4, 2026.

Mayor Soliman stated the four courageous astronauts traveling around the moon this evening. He stated that we're watching history being made and we hope for a successful mission and a safe return home to earth in four or five days.

Mayor Soliman stated that May 25<sup>th</sup> at 2:00pm would be the City of Crest Hill's Memorial Day program to be held outside in the memorial garden. The City will recognize veterans who passed away and also the City's two slain police officers. Mayor Soliman stated the meeting was just a few days ago and there will be more information at the next meeting.

7B. CITY CLERK'S REPORT:

City Clerk Christine Vershay-Hall announced the City-wide garage sale which will be taking place Thursday, May 14<sup>th</sup> through Sunday, May 17<sup>th</sup>. Residents will need a permit from the Clerk's office and the deadline for having your address on the paperwork is May 12<sup>th</sup>.

7C. CITY TREASURER'S REPORT:

There were no items to report.

7D. CITY ATTORNEY:

There were no items to report.

7E. CITY ADMINISTRATOR:

There were no items to report.

7F. PUBLIC WORKS DEPARTMENT:

There were no items to report.

7G. CITY ENGINEER:

1. Award the Contract to P.T. Ferro Construction Company for the Imperial Drive Reconstruction & Utility Improvement in the Amount of \$1,085,364.61

City Engineer Ron Wiedeman presented an item to award the bid contract to P.T. Ferro Construction Company for the water main installation on Imperial and also a brand-new storm sewer that will be constructed along Lincoln Avenue from Imperial to Crestwood Drive and then it will tie into the existing storm sewer that outlets to the south. Engineer Wiedeman stated that there were nine contractors who picked up and submitted bids, results ranging from just under one million to 1.5 million dollars. The construction estimate was \$1,500,000.

City Engineer Wiedeman asked for a motion to award the contract to P.T. Ferro Construction Company for the Imperial Drive Reconstruction & Utility Improvement in the amount of \$1,085,364.61.

Alderman Albert made a motion to Award the Contract to P.T. Ferro Construction Company for the Imperial Drive Reconstruction & Utility Improvement in the Amount of \$1,085,364.61. Seconded by Alderperson Oberlin. Roll Call: Ayes: Jefferson, Gazal, Oberlin, Cipiti, Albert, Kubal, Dyke, Deserio. Nays: None. Absent: None. MOTION CARRIED.

7H. FINANCE:

There were no items to report, but Alderman Cipiti wanted to thank Finance Director Glenn Gehrke for his email regarding financial reports for two City events. Alderman Cipiti appreciated the information and transparency and requested that information be supplied in the future for all City events. Finance Director Gehrke stated that he will be supplying that information for all City events and projects in the future.

Alderwoman Gazal stated that she requested that information from Finance Director Gehrke, not realizing that it was sent to everyone and wanted to make a presentation with the report findings since there has been some Council concern over expenditures. Alderwoman Gazal provided a detailed presentation about the two most recent City events, Winterfest and the Easter egg hunt event, emphasizing that the event committee used zero dollars from taxpayers for both events and did not use any employees for Winterfest. She provided specific financial details: the total donation amount for both events was \$19,260.84, with expenditures of \$16,531.31 total. For the Easter egg hunt, they had \$3,000 in sponsorship, and for Winterfest \$16,260.84.

Alderwoman Gazal expressed hope that everybody was now happy and understanding that the event committee has nothing to hide, asking that next

time they give time for staff in finance to prepare paperwork since events had just ended recently. She mentioned they did use two employees for a couple of hours prior to the Easter event, expressing gratitude for their help. She offered to provide hard copies to anyone wanting them and noted they had a list of which businesses gave donations and amounts if anyone had questions.

City Treasurer Jamie Malloy requested a copy of the email as she had not received it. Finance Director Glenn Gehrke said he would resend her the email stating that it should have gone to her since she was listed in the original email.

Alderman Cipiti commented to Alderwoman Gazal that he appreciated all she had done, knowing she was doing a great job and that he had no questions about everything being on the up and up. He clarified that his questions to Finance Director Gehrke about going forward were about full transparency because that wasn't always the case in the past.

Alderwoman Gazal responded by recalling that Alderman Cipiti was on the lighting contest and event committee and used gift cards from taxpayer money, noting she didn't request copies then. She mentioned that in the past, Alderman Cipiti and Alderman Albert were on that committee and purchased gift cards to hand out to residents as awards, and she didn't make a big deal about it, but it seemed that since she took over, it had been an issue with everybody. She reiterated she was happy she didn't use any taxpayer money and thanked sponsors who helped.

7H. POLICE DEPARTMENT:  
There were no items to report.

7J. COMMUNITY DEVELOPMENT:  
Alderwoman Gazal reported under the building department that she had received six to seven messages from residents about a mistake regarding garbage pickup for the Zausa homes. She explained that the building department was not aware that garbage pickup for those homes was on Mondays, and residents received tickets for having their garbage cans out. She announced those tickets would be removed and requested something be posted on social media or sent to residents if they had addresses, informing them they would not be given violations for that.

City Administrator Wing confirmed he had also received messages and was happy to address the issue. He reported they had already updated the City's website and explained that since 2015, the map had that area at a different date, so staff was going off information they had. The change had occurred two years ago to match their subdivision.

Administrator Wing explained he had talked with City Engineer Ron Wiedeman, and they would be updating the map on the City's website as well as updating text as of that day. The department would no longer be

erroneously writing citations, and they would reach out to individuals who were written citations.

Alderman Gazal thanked him, noting she had talked to the building department but just got another message, which reminded her to bring it up. Alderman Jefferson stated that he received about six or seven messages from residents that day as well.

8. UNFINISHED BUSINESS

There was no unfinished business.

9. NEW BUSINESS

There was no new business.

10. COMMITTEE/LIAISON REPORTS

Alderman Gazal provided an extensive report on the City's Easter egg hunt event, calling it a tremendous success and testament to incredible effort of staff, volunteers, and sponsors. She noted it was their first such event and they had noted areas for future enhancement, but the positive outcome was truly inspiring with great feedback from residents.

Alderman Gazal expressed heartfelt thanks to the department heads and City Administrator Blaine Wing for invaluable support through meetings and planning prior to the event. She gave special recognition to Marybel DeHaro for her tireless behind-the-scenes work handling everything from vendor coordination and orders, stating they couldn't have done it without her.

She detailed the day-of-event contributions: Deputy Clerk Karen Kozerka didn't take her lunch break and worked on chalk signs, staying after work alongside City Clerk Christine Vershay-Hall and Marybel DeHaro to help with no pay, again emphasizing no taxpayer use. She expressed gratitude for crucial assistance from the police department for keeping everyone safe and extra help from Deputy Chief Dave Reavis, particularly praising his ribbon-wrapping technique. She thanked Ashley Monroe for stepping in to help that day.

Alderman Gazal praised Public Works Director Gary Richardson and his staff for helping set up everything before the event, giving special recognition to Building Commissioner Don Seeman for nonstop working, coming early Saturday morning and staying throughout the whole event.

She thanked Alderman Scott Dyke and his wife, Linda, for showing up that morning, with Alderman Dyke helping get everything ready before the event and both donating three chalk easels for future events and jellybean jars for the contest table. She thanked City Treasurer Jamie Malloy for saving the city at the last

minute by helping them find the Easter bunny, which was lost, noting they couldn't imagine having Easter without the bunny.

Alderwoman Gazal thanked Alderperson Tina Oberlin for letting the event committee borrow crates and baskets, saving money, and for showing up that day to help put the chamber together afterwards. She expressed gratitude to volunteers for their hard work and dedication, particularly thanking the “moms of Crest Hill” who always showed up to help through numerous events including Winterfest and the Easter egg hunt event, bringing their families. She noted they had about twenty-eight volunteers in total.

Alderman Jefferson then continued with special thanks to sponsors, including Mayor Ray and Vicky Soliman for their donations, Glen Conklin, Lockport Township, J-M Printers, American Italian Cultural Society, and Gustos Bar and Grill.

Alderman Jefferson detailed gift cards supplied by various businesses: Sopranos Pizza and Catering, Mickey's, Dunkin' Donuts, Urban Kitchen Restaurant, El Primo Mexican Restaurant, Siegel's Cottonwood Farm, My Waffle, O'Reilly's Auto Parts, Firewater BBQ, Taquerias Sandys, Food 4 Less, Don Rafa Restaurant, Morning Delight Cafe, with Claudia Gazal supplying gift cards as well.

Alderman Jefferson gave special recognition to his colleague Alderwoman Gazal, giving her the new title “Director of Events,” stating that was truly her element and she did a fantastic job, expressing gratitude for being able to “ride your coattails.”

Alderperson Oberlin also commented on being present for the whole day, joking that she was the culprit who broke the vacuum cleaner. She praised Alderwoman Gazal's fabulous job, noting there were so many children with smiles on their faces, all happy and excited. She expressed what a joy it was to see children having such a great time, complimenting the beautiful display Alderwoman Gazal built and noting they even had goats.

Alderwoman Gazal thanked everyone and expressed shock at the huge turnout, mentioning they were extremely excited about the success.

#### 11. CITY COUNCIL COMMENTS

Alderperson Oberlin commented on the importance of the autism proclamation, noting they're learning new things every day. She mentioned reading an article that day seeking connections between autism and Alzheimer's disease. She emphasized that the medical field is exploding with new developments that can only help people early in life and later in life. She stressed the importance of awareness, noting they call it spectrum disorder for a reason with different levels, and encouraging people to always remember to be kind when encountering people with autism.

Mayor Soliman added that the autism color is blue and the building would be lit up for the rest of April for autism awareness.

Alderwoman Gazal stated that we shouldn't forget our troops, as they are fighting for us and we've lost so many. She asked that we keep them in our prayers.

Alderman Dyke commented extensively on the Easter egg hunt event, expressing how impressive it was walking in Saturday morning to see all the setup already done. He couldn't believe how many people and children were there for a first-time event, saying it looked like they had been doing this event for years. He suggested they might need to prepare the park next door for future years due to the impressive turnout. He thanked everyone behind the scenes who helped before, during and after.

Mayor Soliman thanked everyone and encouraged those who weren't present to plan on being there next year, calling it a great day for their youngest residents with lots of smiles. He praised Alderwoman Gazal for outdoing herself and everyone who helped make it successful, emphasizing it was about family and young residents having a good time in anticipation of the Easter bunny.

12. PUBLIC COMMENT

Resident Linda Dyke approached the podium and made several comments.

Ms. Dyke first praised Alderwoman Gazal's excellent work on the Easter event, noting kids had a great time.

Ms. Dyke referenced a gentleman from the previous week who talked about GIS systems and mentioned checking on homeowners if they left their garbage cans out. Ms. Dyke, finding it humorous that Crest Hill doesn't check on homeowners but gives tickets out instead, joking that someone could be laying inside for days with garbage cans out.

Ms. Dyke asked about business license requirements for people selling cars from their homes online and whether that's allowable in the city.

For the police department, Ms. Dyke reported having over 42 cars in driveways without license plates or with flat tires, stating they could open a small car lot or junkyard with all the abandoned vehicles.

Ms. Dyke then recalled that when Steve Gulden was serving as acting administrator, he talked about a communications director for putting information out right away, suggesting that with the former City Hall being sold, that might be a good budget idea, along with more police officers.

13. ADJOURNMENT

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

Alderman Dyke made a motion to adjourn at 7:44 p.m. Seconded by Alderman Deserio. Roll Call: Ayes: Gazal, Oberlin, Cipiti, Albert, Kubal, Dyke, Deserio, Jefferson. Nays: None. Absent: None. MOTION CARRIED.

Approved this 30 day of April, 2026,  
As presented \_\_\_\_\_  
As amended \_\_\_\_\_

  
\_\_\_\_\_  
CHRISTINE VERSHAY HALL, CITY CLERK

  
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RAYMOND R. SOLIMAN, MAYOR