

**FINANCE/AUDIT
COMMITTEE MEETING**

**MONDAY, JANUARY 06, 2020
7:49 PM**

Alderman Runnels called the meeting to order.

ROLL CALL:

Present: Fisher, Mayfield, Evans, Allen, Markham, Runnels, January

Absent: None

I. DISCUSSION/PRESENTATION – COMPTROLLER’S OFFICE RENOVATION:

Assistant Comptroller, Tawanda Joyner explained renovation proposal needed for purposes of a more professional appearance to the public, a better use of the space, health/safety improvements and modern design. A more functional office was needed.

Alderman Markham questioned if it was in the Finance budget. Ms. Joyner said it would be in the Building Facility Management budget, initially approved for **\$15,000**. There was also a state grant that the City received for building improvements.

The Mayor stated the vault wasn’t being utilized. Waukegan Safe n Lock Company removed the doors. Ms. Joyner explained the Comptroller’s Office had a smaller safe within the vault. He stated he was moving forward with the process and the end results would be beneficial to staff giving additional space.

Alderman January was hoping the renovation would be moving forward, a more automated process with cash received/transported to the bank appropriately. The Mayor stated was in the process of acquiring new software estimating in August/September 2020.

Alderman Allen suggested seeking and hiring local contractors of North Chicago for the office renovation. The Mayor agreed.

II. REVIEW/DISCUSSION – GAS UTILITY TAX ORDINANCE REVISION:

Interim Comptroller, Daniela Partipilo explained the ordinance revision with changes requested by Alderman Allen.

Alderman January questioned clarification. Mrs. Partipilo explained the revision reflected pg. (5), **5-35-4** to reflect wording of “City Council” shall enter into the contract.

This would be placed on the next **Council Agenda, Tuesday, January 21, 2020**.

III. REVIEW/DISCUSSION – GAS TAX COLLECTION AGREEMENT:

Mrs. Partipilo stated the agreement related to the Ordinance.

This would be placed on the next **Council Agenda, Tuesday, January 21, 2020**.

Alderman Allen moved, seconded by Alderman Mayfield that Finance Committee Meeting stand adjourned.

MOTION CARRIED BY VOICE VOTE

The meeting adjourned at 8:01 p.m.

**ECONOMIC DEVELOPMENT/PLANNING/ZONING
COMMITTEE MEETING**

**MONDAY, JANUARY 06, 2020
8:01 PM**

Alderman Allen called the meeting to order.

ROLL CALL:

Present: Fisher, Mayfield, Evans, Allen, Markham, Runnels, January

Absent: None

I. REVIEW/DISCUSSION OF SHERIDAN CROSSING – UPDATE:

Alderman Allen questioned the status of Sheridan Crossing within the next (6) months. Economic & Community Development Director, Victor Barrera explained the Land Use Attorney, David Silverman decided to amend original and restate the agreement to allow additional time for the structure development's investigation, planning and financing. They required an extension of time to resolve various site uses and design issues to prepare, file and pursue a special use permit for development property plan. It would also allow developing the property in phases. The entire project consisted of a hotel and restaurants. Other supported retail uses included business/medical offices, warehouse and light industrial uses. A portion of the property was donated to the National Museum of the American Sailor Foundation.

Alderman Evans questioned if the City would acquire taxes with the National Navy Museum. Mr. Barrera stated he would research for clarification information.

Alderman Allen asked if any feedback from the developers within the next (6) months; many changes and no development. Mr. Barrera explained they were considering other development uses, **October 03, 2019**, for the rear portion of the property. There was an industrial developer interested in (11) of (33) acres for a potential warehouse. Attentive date of breaking ground, **May 2020**.

Alderman Mayfield requested the developers were present. Mr. Barrera stated they would be attending the next meeting. She asked for a monthly update. He would honor her request.

Alderman Evans stated if federal property, the City wouldn't acquire taxes from it and any money funded for the museum. The Mayor clarified it wasn't federal land including a proffer letter from the Navy. Alderman Runnels stated was funding was minimal. Alderman Evans suggested something different if no results. Alderman Runnels stated the museum was a **\$45,000,000** project and needed much funding.

Alderman January requested the proffer letter.

Alderman Allen clarified quoted amount of estimated **\$50,000,000** from former Economic & Community Director, Ron Lanz.

Alderman Markham had strong concerns aesthetically with a warehouse and museum. Mr. Barrera stated it was a phased project and elaborated further.

The Mayor explained that IDOT had made changes to Sheridan Rd. and resulted in less progress.

Alderman January stated last discussion it wasn't conveyed what type of facility. The council should have been aware of it. There were other entities that expressed interest that would of generated occupations for the community.

The Mayor explained it was a tough project and land site. The developers only have expended much for the site; estimated **\$1,000,000**.

Alderman Allen requested that the developers speak with the City Council. It was difficult to acquire money from the banks.

Alderman Markham clarified other development with different communities in Lake County. The council was unaware of the contract renewal and no development results.

The Mayor disagreed. He clarified that the council was aware of the environmental problems.

Mr. Barrera indicated the details of the amendment was needed, more information would be provided at the next meeting and also the type of user.

Alderman January strongly stated the Sheridan Crossing property was deemed and may remain industrial. It has been indicated alternative methods in cleaning the soil. There were possible different avenues and encouraged council members to provide their feedback collectively.

Alderman Allen was expecting to break ground in **May 2020** and moving forward.

The Mayor added the developers have been working towards bringing in a hotel/restaurant and was hopeful provided to the site.

II. PENDING MATTERS:

There was nothing for discussion.

Alderman Runnels moved, seconded by Alderman Mayfield that Economic Development/Planning Zoning Committee Meeting stand adjourned.

MOTION CARRIED BY VOICE VOTE

The meeting adjourned at 8:39 p.m.

**PUBLIC SAFETY
COMMITTEE MEETING**

**MONDAY, JANUARY 06, 2020
8:39 PM**

Alderman Mayfield called the meeting to order.

ROLL CALL:

Present: Fisher, Mayfield, Evans, Allen, Markham, Runnels, January

Absent: None

I. REVIEW/DISCUSSION OF 911/DISPATCH – UPDATE:

Police Chief, Lazaro Perez explained it was still in the process and anticipated dates of **March** or **April 2020** for its completion. The dispatchers from Mundelein would be acclimating to North Chicago and **5-6** dispatchers would become more familiar with the geographical area and type of calls received from Mundelein, IL. Currently the police department was experiencing some challenges with Comcast receiving proper permit connection to Mundelein. He was hopeful that soon it would be resolved in the near future. A vendor was in the process of obtaining new fire radio equipment. The I.T. department was currently working on the site connection and unaware of the cost. He anticipated estimated **\$100,000** for state reimbursement. Don Hansen, Mundelein Director was present for any questions addressed.

Alderman Allen questioned clarification of the date and if the City could utilize money in budget for 911. Chief Perez explained had budgeted more to include additional cost to replace the fire radio network.

Alderman Allen moved, seconded by Alderman Runnels that Public Safety Committee Meeting stand adjourned.

MOTION CARRIED BY VOICE VOTE

The meeting adjourned at 8:44 .m.

**COMMITTEE OF THE WHOLE
MONDAY, JANUARY 06, 2020
8:44 PM**

Mayor Rockingham called the meeting to order.

ROLL CALL:

Present: Fisher, Mayfield, Evans, Allen, Markham, Runnels, January

Absent: None

I. REVIEW/DISCUSSION OF BW LIQUOR LICENSE – 2004 MLK DRIVE (KARIM MERCHANT), KSK, INC:

Alderman Evans requested hard liquor for **2004; Item I** and **2704; Item II, MLK Drive**. Other gas establishments were requesting hard liquor. Cannabis dispensary requests could increase.

The Mayor indicated the only gas station that sold hard liquor was on Rt. **41**.

Alderman Mayfield clarified only (1) sold hard liquor approved during a different administration.

Alderman Evans questioned why short the City of sales. He clarified wasn't promoting it.

Alderman Runnels stated that liquor affected individuals in a different way.

Alderman Mayfield stated that cannabis could have been utilized medically.

Alderman Markham questioned if the liquor license allowed gaming. The Mayor explained the liquor license was for pouring purposes. The video gaming allowed beer and wine only on the premises.

II. REVIEW/DICUSSION OF BW LIQUOR LICENSE – 2704 MLK DRIVE (AZZIZA SUTERIA), GOLDEN PETROLEUM:

III. REVIEW/DISCUSSION OF GAMING LICENSE – 1720 SHERIDAN ROAD: (AWAD)

The Mayor stated that Mr. Awad at **1720 Sheridan Rd.** (VIP Market) was requesting a video gaming license.

Mr. Awad explained he had a liquor/grocery store. There were few businesses on Sheridan Rd. He stated possibly included be a restaurant and meat dept. in the future and needed additional revenue. He had some plans that was distributed and explained that he wanted a pouring license in order to have video gaming.

The Mayor asked him if he had open restrooms for the public if they utilized the video gaming machines. Some establishments with video gaming didn't permit it. Mr. Awad acknowledged he would. The Mayor directed question if businesses were required to allow usage of restrooms. Attorney Simon stated he would research Lake County Health Department regulations.

Alderman January questioned how age would be monitored and not allow open liquor to be in the general part of the store. Mr. Awad explained that liquor could not leave the gaming area.

Alderman January suggested rethinking the design.

This will be placed on the Committee Meeting Agenda for, **February 03, 2020**.

Alderman Allen moved, seconded by Alderman Mayfield that Committee of the Whole stand adjourned.

MOTION CARRIED BY VOICE VOTE

The meeting adjourned at 9:06 p.m.

**FINANCE/AUDIT
COMMITTEE MEETING**

**TUESDAY, JANUARY 21, 2020
6:53 PM**

Alderman Runnels called the meeting to order.

ROLL CALL:

Present: Fisher, Mayfield, Evans, Allen, Markham, Runnels, January

Absent: None

I. DISCUSSION OF MUNICIPAL CANNABIS RETAILERS OCCUPATION TAX:

Attorney Silverman explained the various percentages of the sales tax. There was **3%** sales tax from the gross sales; **50%** allocation to the Police/Fire Pension Funds and **50%** to the General Fund. The Police were in training for marijuana (black market training.)

Alderman Markham suggested **25%** vs **50%** to the General Fund and **25%** to Capital Fund.

Alderman Allen agreed with percentage to the pension and echoed sentiments of Alderman Markham concerning the General and Capital Funds.

Alderman Mayfield would have to reconsider where the remaining would be allocated.

Alderman Allen suggested continued discussion.

This will be placed on the next **Committee Agenda**, Monday, **February 03, 2020**.

Alderman Allen moved, seconded by Alderman Mayfield that Finance Committee Meeting stand adjourned.

MOTION CARRIED BY VOICE VOTE

The meeting adjourned at 7:02 p.m.

**PUBLIC WORKS
COMMITTEE MEETING**

**TUESDAY, JANUARY 21, 2020
7:03 PM**

Alderman Evans called the meeting to order.

ROLL CALL:

Present: Fisher, Mayfield, Evans, Allen, Markham, Runnels, January

Absent: None

I. DISCUSSION - CONSIDERATION TO APPROVE TROTTER AND ASSOCIATES, INC. WORK ORDER IN THE AMOUNT OF \$88,900 FOR DESIGN ENGINEERING SERVICES TO THE 14TH STREET WATERMAIN REPLACEMENT PROJECT:

City Engineer, Steve Cieslica explained the work order for design engineering, was related to the 14th Street Watermain Replacement Project. They needed to replace some of the existing pipes.

Alderman Markham questioned if the item was in the budget. Mr. Cieslica acknowledged it was.

Alderman January questioned if the pressure was increasing and the causal affect in its design with other older street pipes. She had strong concerns with water main and pipe breaks. Mr. Cieslica indicated it was the water volume vs. the pressure and the problem would be reduced. She questioned if there was potential problems. Mr. Cieslica clarified it was all positive.

II. DICUSSION – CONSIDERATION TO APPROVE TROTTER AND ASSOCIATES, INC. WORK ORDER IN THE AMOUNT OF \$76,300 FOR DESIGN ENGINEERING SERVICES TO THE DUGDALE WATER MAIN EXTENSION PROJECT:

Mr. Cieslica explained there would be an interconnect assisting the north side of the community.

Alderman Allen moved, seconded by Alderman Mayfield that Public Works Committee Meeting stand adjourned.

ROLL CALL:

Ayes: Fisher, Mayfield, Evans, Allen, Markham, Runnels, January

Nays: None

Absent: None

The meeting adjourned at 7:11 p.m.

**ECONOMIC DEVELOPMENT/PLANNING/ZONING
COMMITTEE MEETING**

**TUESDAY, JANUARY 21, 2020
7:11 PM**

Alderman Allen called the meeting to order.

ROLL CALL:

Present: Fisher, Mayfield, Evans, Allen, Markham, Runnels, January

Absent: None

1. DISCUSSION OF NEAL MATH & SCIENCE ACADEMY – 1905 ARGONNE DRIVE:

Nimrod Warda, Senior City Planner explained AbbVie provided a generous donation of estimated **\$40,000,000** for redevelopment rezoning property from **R3** (Single Family Residential) to **PL** (Public Land) Neal Math & Science Academy requested **63ft.** in height and the ordinance provision allowed up to **50ft.** It was a unanimous decision with the Planning/Zoning Commission scheduling upcoming meeting, **January 27, 2020.**

Dora King, District **187** Independent Authority Chairmen explained as stated that AbbVie donated **\$40,000,000** towards the Neal Math & Science Academy redevelopment. She was a lifelong resident of North Chicago. The project was moving forward. The students also participated in the design and future generations.

John Price, District **187** Superintendent explained was a continued process of transforming services to the students, building internally and externally. Teachers, parents and board members have had design input of the facility. The most urgent need of the students was designed for connection, relationship and ownership for the students. The vision was to build strong community for the students and City. There was also a family room model in the center structure for **6-8th** grade floor. The structure was built based upon the student needs. He requested student support, expressing his appreciation to AbbVie for their generous donation, city staff and the Planning & Zoning Commission for their unified support.

David Fineberg, IFF highlighted project goals reflective of the community.

Juan Moreno, President JGMA Architecture indicated that a new building could instill pride and uplift the community.

Alderman Mayfield expressed her excitement and gratitude.

Alderman Allen was very thankful in behalf of North Chicago.

Mr. Warda stated it was something to always remember.

II. PENDING MATTERS:

DEVELOPER UPDATE

Alderman Allen questioned if and when the developers were scheduled for their presentation update. Mr. Barrera explained at the next meeting, **February 03, 2020.**

Alderman Evans moved, seconded by Alderman Runnels that Economic Development/Planning/Zoning Committee Meeting stand adjourned.

MOTION CARRIED BY VOICE VOTE

The Meeting adjourned at 7:36 p.m.

**ECONOMIC DEVELOPMENT/PLANNING/ZONING
COMMITTEE MEETING**

**MONDAY, FEBRUARY 03, 2020
6:51 PM**

Alderman Allen called the meeting to order.

ROLL CALL:

Present: Fisher, Mayfield, Evans, Allen, Markham, Runnels, January

Absent: None

I. DISCUSSION OF SHERIDAN CROSSING UPDATE:

Sheridan Crossing LLC, Senior Director, Jeff Berta provided information of a new Master Plan. At a national level, there were store closures, economy changing/shifting trending stabilization. Industrial development was the “New Retail.” The vacancy rates had some stability. December **2018** was last presentation and unforeseen death of the President of the company. In year of **2019**, there was some interest from several users. A LOI (letter of intent) was received from an industrial developer with a food-hall “stand alone” concept. It was comparative to Wells Street market in Chicago and a “good fit” for North Chicago. He explained the Phasing Plans.

Alderman Markham questioned specific industry, if appealing to other entities and soil conditions. Mr. Berta explained it was a particular user manufacturing warehouse business that would generate **50-100** jobs. There was sod borings, industrial heavy walls, weighted slab, and environmentally focused.

Alderman Markham questioned if North Chicago was inclusive. Mr. Berta stated that they were listed for reference.

Alderman Evans questioned current master plan, changing from a hotel to theatre. Mr. Berta explained the industrial was more active today. He was focused since last year and responding to the market place. The hotel was still viable yet needing smaller retail. The due diligence process of smaller local tenants was better. He explained the real estate had changed, impacted by global economy and attempting to adapt.

Alderman Evans strongly stated the need of additional revenue and clarified that no taxes were collected with the museum. Mr. Berta was hoping for some plan.

Alderman Mayfield questioned the financing. Mr. Berta explained it was a linear project, tenant economic leasing with letter of intent. Leasing was more definite binding agreements, with lending institutions with timeline of **60-90** days and discussion to key tenants.

She requested **30-60**-day reporting, stressing the need of the council members being more informed.

Alderman Runnels stated that Sheridan Crossing LLC believed in potential for North Chicago development.

Alderman Allen requested that Mr. Berta was more frank and honest. There was cost partnered with seasoned developer that maintained commitment making best efforts. He would provide an overview of a 30-day report and more frequently. A larger broker was more indirectly involved and adaptive to the market place.

Alderman January stated need of more operable, questioned Mr. Berta’s experience; Mr. Berta explained (**10**) years as an architect, Corporative Real Estate, (**5**) years, and last (**15**) years with real estate development. He highlighted the changes including **2008** “stock market crash.” She suggested redevelopment of plan frequency. Mr. Berta stated that more users was the key, willing participants needed to engage in proper mix. He added there were also political and zoning changes in Chicago.

Alderman January strongly suggest the need for discussion due to a difficult parcel and nature of the property. There could be potential upcoming changes. There were other property interests outside of the agreement. She understood there was a vision and a need for development and much financial investment.

Alderman Allen and January expressed their appreciation.

II. DISCUSSION OF O KEMBLE (PIN 12-05-222-024) – BID OPENING:

Mr. Barrera explained that staff agreed to bid for the **25 ft.** parcel. They were properly advertised and the following (**3**) bids were received for **O Kemble Ave. (PIN 12-05-222-024)**.

- **Theodore McClelland** **\$150.00**
- **Melissa Thomas** **\$211.00**
- **Maria E. Figueroa** **\$500.00**

This would be placed on the next **Council Agenda, February 17, 2020.**

III. DISCUSSION OF EMPLOYEE ASSISTANCE REAL ESTATE GRANT PROGRAM:

Mr. Barrera asked if aldermen had interest for the program and if not would move forward.

Alderman Allen questioned if a program for employees verses residents.

Alderman January questioned what would guarantee that the employees would become homeowners. There was **70%+** rentals and she had concerns with the process upon its decision.

Mr. Barrera explained the questions/concerns were taken in consideration for the structure of the program.

The Mayor questioned direction selling property to an employee and suggested an option of bidding.

Alderman Evans suggested initial focus with the North Chicago employees with a home clause.

IV. DISCUSSION OF FAIR HOUSING REGULATIONS:

Senior City Planner, Nimrod Warda explained that CDBG (Community Development Block Grants) subsidized cost for potential legal services. The fair housing regulations would assist with regulations of landlords. The **1st** offense; **\$750**; didn't limit individual assistance with grants; drafting section of city code. He indicated that no need for creation of a board and it was an administrative function.

V. AMENDMENTS TO CITY CODE SECTIONS

Mr. Warda explained the proposed ordinance draft amendments to **10-5-1** and **10-5-6**. He suggested mailbox access provision of **5ft.** and no parking generally on parkway or if permit granted. He stressed the need of adequate parking to account for businesses, the ordinance would allow clean-up for enforcement including larger vehicles (**3**) tons that were currently parking and blocking the roadways. He clarified would exclude a contractor's parked vehicle.

Alderman Markham had concern of parking on lawns. Mr. Warda strongly suggesting enforcement of an existing ordinance.

The Mayor questioned if the vehicle was a licensed antique creating an eyesore. Mr. Warda explained if the vehicle was functional or not, it needed to be parked on a hard surface. The exception of a non-road legal vehicle could be on the grass.

Alderman Allen questioned if the building code enforcers were allowed on public property. Mr. Warda stated if visible from a road or alley, it was enforceable.

Mr. Barrera stated the issue could be discussed with the committee in the near future.

Alderman Markham had observed truck vehicles parked after **2:00** p.m. Police Chief, Lazaro Perez explained there was no existing ordinance.

Alderman Allen clarified the department was collecting money. Mr. Perez directed him to the Comptroller's Office.

Alderman Mayfield questioned the boot program. It could be a council decision. Mr. Perez stated an antique vehicle was considered **15** years or older. If it was parked on hard surface and an "eye sore,"

Alderman Evans stated it was an ongoing situation, suggested amending the ordinance with the need of council support and its enforcement.

Alderman Markham questioned the ordinance review, and enforcing it fairly for all. Chief of Staff, Deb Waszak explained following the reorganization its enforcement.

Attorney Silverman clarified city parking regulations were very extensive and suggested proposal. Mr. Barrera questioned the comprehensive audit.

Mr. Warda stated current ordinance was indicative of streets vs. parkways. Explained was a certain section that allowed unpaved parking. Needed focus and amending it was less challengeable. A curb cut allowed City no overnight parking that blocked the sidewalk. Legally it allowed site difference.

Alderman Allen suggested following audit. Alderman Evans observed that some people didn't have driveways and suggested more focus with consistency.

VI. PENDING MATTERS:

There was nothing for discussion.

Alderman Runnels moved, seconded by Alderman Evans that Economic Development/Planning/Zoning Committee Meeting stand adjourned.

MOTION CARRIED BY VOICE VOTE

The Meeting adjourned at 8:32 p.m.

**FINANCE/AUDIT
COMMITTEE MEETING**

**MONDAY, FEBRUARY 03, 2020
8:33 PM**

Alderman Runnels called the meeting to order.

ROLL CALL:

Present: Fisher, Mayfield, Evans, Allen, Markham, Runnels, January

Absent: None

I. REVIEW/DISCUSSION OF MUNICIPAL CANNABIS RETAILERS OCCUPATION TAX:

Attorney Silverman explained that **50%** of revenue was earmarked and he advised **50%** to General Fund account. Alderman Markham suggested **25%** to General Fund and **25%** to Corporate.

Alderman Mayfield had concerns with flexibility. Attorney Silverman directed question.

Alderman Markham suggested Capital project consistency and discretion with the General Fund.

Alderman Runnels suggested **50%** to General Fund and **50%** to the pensions. Alderman Markham disagreed.

Alderman Mayfield suggested allocating **50%** from General Fund through budgeting process to the pension funds.

Alderman Evans was undecided.

Alderman Fisher suggested **50%/50%**.

Alderman January was undecided.

The Mayor stated the need of moving forward. He suggested **50%/25%/25%**.

This will be placed on the next **Council Agenda, February 17, 2020**

II. DISCUSSION – RESOLUTION AUTHORIZING THE PARTICIPATION THE NORTHERN ILLINOIS MUNICIPAL ELECTRIC COLLABRATIVE (NIMEC) AND AUTHORIZING THE MAYOR TO APPROVE A CONTRACT WITH THE LOWEST COST ELECTRICITY PROVIDER FOR A PERIOD UP TO (36) MONTHS:

Chief of Staff, Deb Waszak explained the NIMEC bid process for water plant deadline was **March 03, 2020** and if lowered could continue with a 3-year term.

This will be placed on the next **Council Agenda, February 17, 2020**.

III. DISCUSSION OF CAPITAL IMPROVEMENT PLAN PRESENTATION:

Interim Comptroller, Daniela Partipilo explained the joint effort of the Capital Improvement Plan from **2020-2026**. A total of **\$49** million was identified. The projects would be recognized by budget years. Public Works Department requested additional Class **(8)** vehicles.

Alderman Allen directed question to Public Works Director. Mr. Wilmes explained the specific project phases and how they were funded.

The Mayor stated that Lake County reimbursed City of North Chicago for project of **14th** St. from Green Bay Rd. to Jackson St. City Engineer, Steve Cieslica explained that Lake County approved Jackson St. to Sheridan Rd.; a **\$1.9** million, (10-year loan). The Mayor understood it was part of the Intergovernmental Agreement. He would clarify it further.

Alderman Allen suggested questioned clarification of the initial project. Mr. Cieslica explained.

This is to be placed on the next **Council Agenda, Monday, February 17, 2020**.

IV. DISCUSSION OF COMCAST SETTLEMENT FOR CABLE FEES:

Mrs. Partipilo explained that Azavar Audit Solutions noticed fees and settlement. Comcast was proposing same fees. Azavar would bill the comptroller's office who would monitor it and it was reviewed by the city attorney.

V. DISCUSSION – ENTERPRISE UPDATE:

Mrs. Partipilo explained summary of findings; attachment provided.

Alderman Evans questioned who repaired the vehicles; Mrs. Partipilo stated it was sent to preferred vendor. He asked why outsourcing the services; Mrs. Partipilo explained there was city savings with Enterprise. She would observe end-of-year budget; estimated **\$260,000**.

Alderman January stated specifically requesting the past (2) weeks vs. monthly. She asked for information when available, how the wrong fuel was placed in vehicles and who covered the cost statement balance and its decision. Mrs. Partipilo indicated the City was reimbursed an estimated **\$15,000**.

Alderman Evans questioned **pg. (4); \$1,549.00** cost for repairs and labor. The cost in-house would be less. Mrs. Partipilo was undecided and unaware. He strongly stressed the need of city mechanics vs. contractors.

This is to be placed on the next **Council Agenda, Monday, February 17, 2020**.

Alderman Allen moved, seconded by Alderman Mayfield that Finance/Audit Committee Meeting stand adjourned.

MOTION CARRIED BY VOICE VOTE

The meeting adjourned at 9:33 p.m.

**PUBLIC WORKS
COMMITTEE MEETING**

MONDAY, FEBRUARY 03, 2020

1. DISCUSSION REQUEST FOR AUTHORIZATION TO ADVERTISE FOR PROPOSAL AND BIDS FOR THE FOLLOWING:

- **Citywide Replacement of Various Street Signs and Posts**
- **Traffic Signal Maintenance Services**
- **Roadway Lighting Replacement and Maintenance Services**
- **Pavement Marking Services**
- **Sidewalk Replacement and Trip Hazard Abatement Services**
- **Landscape Maintenance Services**
- **Snow Plowing and Salting Services**
- **Stump Grinding and Tree Replacement Services**
- **Street Sweeping Services**
- **Full Depth Pavement Patching Services**
- **Pavement Crack Sealing Services**
- **Pavement Preservation and Restoration Treatment Services**
- **Large and Small Water Meter Testing and Calibration Services**
- **Water Distribution System Leak Detection Services**
- **On-call Contractor Water Break Repair and Restoration Services**
- **Water Treatment Plant Electrical and Mechanical Maintenance Services**
- **Water Treatment Plant Pump and Motor Maintenance Services**
- **Water Treatment Plant Valve Exercising Services**
- **Green Bay Water Storage Tank Inspection and Cleaning**
- **Sanitary / Storm Sewer Cleaning, Repair and Televising Services**
- **Purchase of Bulk Gasoline / Diesel Fuel for City Vehicles**
- **On-call Public Works Fleet Repair / Maintenance Services**

MEETING WAS HELD UNTIL FURTHER NOTICE

**PUBLIC SAFETY
COMMITTEE MEETING**

**MONDAY, FEBRUARY 03, 2020
9:35 PM**

Alderman Mayfield called the meeting to order.

ROLL CALL:

Present: Fisher, Mayfield, Evans, Allen, Markham, Runnels, January

Absent: None

I. DISCUSSION – RADICOM’S PROPOSAL TO LINK (3) REPEATERS OF NORTH CHICAGO FIRE NETWORK TO ONE ANOTHER, AS WELL AS TO THE MUNDELEIN DISPATCH CENTER VIA MICROWAVE:

Police Chief, Lazaro Perez explained it was necessary to connect with fiber network or satellite. Most municipalities elected satellite. The estimated cost of **\$50,000**. It was **911** funded and they would be submitting for state reimbursement.

Alderman Runnels moved, seconded by Alderman Allen that Public Safety Committee Meeting stand adjourned.

ROLL CALL:

Ayes: Fisher, Mayfield, Evans, Allen, Markham, Runnels, January

Nays: None

Absent: None

The meeting adjourned at 9:40 p.m.

**FINANCE/AUDIT
COMMITTEE MEETING**

**MONDAY, FEBRUARY 17, 2020
6:41 PM**

Alderman Runnels called the meeting to order.

ROLL CALL:

Present: Fisher, Mayfield, Evans, Allen, Markham, Runnels

Absent: January

I. DISCUSSION OF AUDIT PRESENTATION (DAN BERG, PARTNER @ SIKICH)

Alderman Evans left at 6:42 p.m.

Dan Berg, Partner @ Sikich explained it was their 1st audit with the City, the build out files in May and testing in September. The certificate of achievement was the intro section, the City's first submission, the Library had their own report, revenue was a new act of standard, and an actuary was hired.

Alderman Allen questioned if the rating assisted the City. Mr. Dan Berg, Partner at Sikich stated they had good management skills.

Alderman Evans returned at 6:47 p.m.

Treasurer, Kenneth Robinson questioned post-employment benefits. Mr. Berg directed him to **pg. 43-45**. Retirees had more health insurance claims than recently due to electing same health insurance following their retirement. **102%** overage could be charged.

II. REVIEW/DISCUSSION ON ENTERPRISE UPDATE:

Mrs. Partipilo explained the enterprise update. The City paid whatever repair shop charged. Most of the reimbursement was received for former field contamination last May. Currently it has been refunded at **100%**.

Alderman Allen moved, seconded by Alderman Markham that Finance/Audit Committee Meeting stand adjourned.

MOTION CARRIED BY VOICE VOTE

Alderman January was absent.

The Meeting adjourned at 6:53 p.m.

**ECONOMIC DEVELOPMENT/PLANNING/ZONING
COMMITTEE MEETING**

**MONDAY, FEBRUARY 17, 2020
6:53 PM**

Alderman Allen called the meeting to order.

ROLL CALL:

Present: Fisher, Mayfield, Evans, Allen, Markham, Runnels

Absent: January

I. DISCUSSION OF 2020 CDBG PROGRAM FUNDING – PUBLIC SERVICES:

Senior City Planner, Nimrod Warda explained that the annual **2020** CDBG Program funding was a point-based program. Usually only **6** of **7** moved forward. Currently, it was the preliminary estimate of **\$39,500** allocated to the City and funding would increase if additional money was approved.

II. DISCUSSION OF 1412 LINCOLN STREET – SALE OF SURPLUS PROPERTY:

Victor Barrera, Economic & Community Development Director explained the sale of surplus property at **1412** Lincoln Street. It was recently purchased. He reviewed the upcoming dates and procedures.

Alderman Evans questioned clarification that money should be presented at the time of bidding process or at least **10%** at end of week. Attorney Silverman stated that normally the money was provided at the signing of the contract.

The Mayor suggested **10** business days after approval. Attorney Silverman clarified that every bid should include **10%** of the bid.

Mr. Barrera questioned/suggested minimum bid acceptor. Alderman Evans said to leave amount open.

Mr. Robinson questioned if it had been assessed; Mr. Barrera stated the amount of **\$60,000**.

Alderman Mayfield suggested **\$30,000**; The Mayor; **\$30-35,000** and Alderman Allen; **\$40,000**

III. PENDING MATTERS:

There was nothing for discussion.

Alderman Mayfield moved, seconded by Alderman Evans that Economic Development/Planning/Zoning Committee Meeting stand adjourned.

MOTION CARRIED BY VOICE VOTE

Alderman January was absent.

The Meeting adjourned at 7:08 p.m.

HUMAN RESOURCES COMMITTEE MEETING

MONDAY, FEBRUARY 17, 2020

7:08 PM

Alderman Mayfield called the meeting to order.

ROLL CALL:

Present: Fisher, Mayfield, Evans, Allen, Markham, Runnels

Absent: January

I. DISCUSSION OF “SUMMER UP” PROGRAM:

Chief of Staff, Deb Waszak explained was expanding the summer work program. There was a goal of **(100)** students; summer courses provided at a university, **\$60,000** for contractor and **\$20,000; transportation**. The tuition was directly paid by Steans Foundation.

Alderman Allen questioned if anyone had contacted any of the previous students. Mrs. Waszak said the City would reach out periodically or students will come and ask for advice/help with something. She acknowledged there were grant opportunities.

Alderman Evans encouraged “keeping up the great work with the **(100)** students

Alderman Mayfield noted the groundbreaking work with the youth.

Alderman Runnels moved, seconded by Alderman Evans that Human Resources Committee Meeting stand adjourned.

ROLL CALL:

Ayes: Fisher, Mayfield, Evans, Allen, Markham, Runnels

Nays: None

Absent: January

**PUBLIC WORKS
COMMITTEE MEETING**

**MONDAY, FEBRUARY 17, 2020
7:15 PM**

1. DISCUSSION OF 2020 MFT PROGRAM:

City Engineer, Steve Cieslica explained the various projects: Adams, from **10-14th St.**, Glendale (behind Rosalind Franklin) for naval station parking lots and Metra repaving.

Alderman Evans questioned timeframe; Mr. Cieslica explained the bidding until end of April **2020**.

Alderman Allen questioned if **15th St.** was included with **2020** MFT Program; Mr. Cieslica stated that it be completed by the end of April **2020**.

Alderman Allen moved, seconded by Alderman Mayfield that Public Works Committee Meeting stand adjourned.

ROLL CALL:

Ayes: Fisher, Mayfield, Evans, Allen, Markham, Runnels

Nays: None

Absent: January

The meeting adjourned at 7:19 p.m.

**ECONOMIC DEVELOPMENT/PLANNING/ZONING
COMMITTEE MEETING**

**MONDAY, MARCH 02, 2020
6:53 PM**

Alderman Allen called the meeting to order.

ROLL CALL:

Present: Fisher, Mayfield, Evans, Allen, Markham, Runnels, January

Absent: None

I. REVIEW/DISCUSSION OF BIG ED'S BBQ:

Victor Barrera, Economic & CD Director explained that the owner and operator of Big Ed's BBQ Ed Nero, expressed interest in building a new restaurant and banquet facility including additional retail space. The proposed facility estimated to be **7,500 sq. ft.** The City owned **(2)** of the **1.7** acres. The subject parcels were zoned **B2** (General Business) and was permitted in the zoning district. The owner was strongly interested with the council member's feedback before proceeding with the proposed development that would involve an agreement. IDOT would be needed for access off Green Bay Rd. Currently it was unknown if any zoning variances would be required. The proposed development would increase the sales and property tax revenue for a returning business to the City. Mr. Nero was present for any questions or comments.

Alderman Allen and Runnels welcomed back Mr. Nero (Big Ed's).

Alderman Allen stated that the project should move forward.

II. REVIEW/DISCUSSION OF SHERIDAN CROSSING 30-DAY REPORT:

Mr. Barrera explained that Structured Development would provide a presentation and oral report at the **April 06, 2020** committee meeting including a project update.

Alderman Allen questioned the difference in the 30-day report. Mr. Barrera explained following due diligence, the industrial developer opted not to move forward. Structure Development was in process of negotiation with the user.

The Mayor agreed was a better opportunity for its completion.

III. DISCUSSION OF PROCHAMPS VACANT REGISTRATION:

Nimrod Warda, Sr. City Planner introduced Stan Urban, representing ProChamps, established in **2009**. The company would assist the City in holding responsible parties accountable to register their vacant and foreclosed properties in a more efficient method reducing staff time.

Mr. Urban explained he was a property manager; there was no direct city cost and a structured agreement with shared Foreclosure registration fees of **\$300** semi-annually. ProChamps retained **\$100** of **\$300** semi-annually and the Municipality received **\$200** for both foreclosure and vacant properties. It was inclusive of a 2-year no cost partnership and 30-day opt-out clause. The personal information would be provided to the mortgagee. The collection rate was **85+%**. At this time, the City of North Chicago currently had **(81)** active foreclosures and **(236)** vacant buildings. ProChamps would also provide a web-based communications platform with the property managers and/or other parties with financial interest in a parcel.

He clarified ProChamps represented **250** customers nationally with no opt-outs.

Alderman Evans questioned clarification if Economic Development Department had the same program. Mr. Warda acknowledged they did and essentially the same cost, yet ProChamps allowed less staff time for research and contact with significant amount of challenges.

Alderman Markham questioned if it would involve downsizing staff if agreed with the program.

Mr. Warda stated it wouldn't, however it allowed more time for the code enforcement issues and additional debt collection fee of **35%** utilizing their services. Mr. Urban added it would provide makes staff's job more efficient and effective.

Alderman Evans questioned the number of ProChamps employees, their location and ECD staff count. Mr. Urban; **144 employees** based in Florida. Mr. Barrera explained the duties of the front office and the inspectors in their department.

Mr. Warda stated there would be a city cost and time savings; information readily available online to any city staff that was stored in a database.

Alderman Mayfield questioned if the City had the capability of identifying properties in process of foreclosure. She agreed the service would save much time and staff of better use. Mr. Warda acknowledged they did.

Mr. Urban stated currently bills were being sent to vacant properties. Mr. Warda explained that the places they support were similar to North Chicago demographically.

Alderman Evans clarified there was a current computer program that was costly and why it couldn't be utilized providing the services with staff training to avoid seeking contractors.

Alderman Allen agreed was the opportunity to seek for any cost savings. Mr. Warda added it was very challenging since the departure of previous consultant to properly maintain that foreclosed/vacant properties. Mr. Urban closed stating the program involved more.

This will be placed on the next **Council Agenda, March 16, 2020.**

IV. REVIEW/DISCUSSION OF GAMING LICENSE AT 1720 SHERIDAN ROAD: (ALD. ALLEN'S REQUEST)

The last motion was denied at former Council Meeting, **February 03, 2020.** It was returned to Committee for further discussion.

Awad Samhan, Owner of VIP Liquor stated was reapplying for the gaming license; there was only **(4)** machines and a possible restaurant, attempting to acquire more business.

Alderman Evans questioned how a possible restaurant with minimum availability. Mr. Samhan explained would reduce the 12-door coolers to **(4)** providing ample space.

Alderman Mayfield questioned timeline of restaurant after obtaining the machines. Mr. Awad stated within a year located in the back of the building. She agreed with the location.

This will be placed on the next **Council Agenda, March 16, 2020.**

V. REVIEW/DISCUSSION OF LIQUOR IN GAS STATION ESTABLISHMENTS: (ALD. ALLEN'S REQUEST)

Karim Merchant, Owner of gas station establishment at the intersection of MLK Dr. and Lewis Avenue. He provided the history of a 17-year owner of a family establishment and resident of the

City. It was difficult to compete with the dollar store, his plan of a future restaurant within a year; there was much expenses.

The Mayor questioned clarification that he was requesting hard liquor since he received beer & wine; Mr. Merchant acknowledged he was. The Mayor clarified it would open the same request to other gas stations in the City.

Alderman January questioned the number of liquor establishments on MLK Dr., how was he anticipating on competing with other liquor stores; Mayor; **3** that he recalled. Mr. Merchant elaborated further. She had strong concerns with so much gaming and liquor and future economic development; there was no necessity for gaming in a liquor store; gas stations with various liquor. Eventually it would level with the city revenue. She wasn't sure it was the vision of North Chicago.

Alderman Markham questioned who placed the item on the agenda. Alderman Allen explained that he was asked by someone.

Alderman Evans clarified there were existing gas stations with liquor and slot machines. There was nothing to prevent it and it was the individual's decision. He compare it to same concept of Cannabis. He was open to new development.

Alderman Markham had resident petitions that disagreed with beer and wine and needed some limit with liquor. He suggested assisting with Sheridan Crossing on MLK Dr. with future businesses. He wasn't supporting the request.

Mr. Merchant reiterated was a family business and only had **4/5** ft. of shelving space. He was **1** of **7** gas stations that was a family business. Alderman Markham questioned his current residence; Mr. Merchant Northbrook. He clarified his business was located in North Chicago and resided elsewhere.

VI. REVIEW/DISCUSSION OF SURPLUS PROPERTIES: (ALD. ALLEN'S REQUEST)

Economic & Community Development Director, Victor Barrera explained reviewed the city code amendment procedures for surplus real estate. There were several non-for-profit organization that expressed interest. Alderman Allen questioned number of homes built since partnered with Habitat for Humanity; Mr. Barrera explained they have built estimated (**6**) single-family homes in the City within the last (**2**) years.

Mr. Warda explained they owned some properties purchased; The City had donated (**3**) lots to them.

VII. REVIEW DISCUSSION OF STRAWBERRY CONDOMINIUMS FLOOD RELIEF – PROPERTY ACQUISITION:

Mr. Warda explained that Strawberry Condominiums were searching to relieve some of the flooding concerns immediately by initiating a new drainage improvement project on the southwest portion of their development. The Stormwater Management Corporation supported the project and agreed to fund it. It would amount to **\$140,000+ cost relief** at no cost to the residents and only easement costs for Strawberry. The property owner to the north had agreed to sell (**2**) parcels, totaling estimated **\$2,000**. They were willing to sell for only costs incurred. The City would be responsible for the upfront cost and would be **100%** reimbursed. There were also an estimated (**4**) parcels south owned by the City.

Alderman Runnels (**6th ward**) concurred with the plan, a former resident of the Strawberry Condominium complex and also experienced flooding problems. A ward meeting would be scheduled. In addition, Mr. Warda would arrange a meeting with the homeowner's association with the details.

The Mayor explained he was a board member of the Lake County Storm Water Commission, and an ongoing process since the last flooding and agreed it was the best plan in attempting to alleviate some of the flooding. There also was an upcoming meeting scheduled.

This will be placed on the next **Council Agenda, March 16, 2020.**

VIII. REVIEW DISCUSSION OF MARIJUANA GROWERS:

Kevin O'Connor, Attorney/applicant estimated **\$44,000** annually for video gaming vs. **\$44,000** monthly for marijuana growers. He stated had previously mentioned would assist in providing the opportunity of economic development to the City of North Chicago. Phase II was the craft growers, infusers and transportation. It was an industrial setting and growing would be exclusively indoors. The infusing process was creating products from the plants. Transportation entailed the delivery of various sites. There were **(40)** licenses currently in the State of Illinois.

The council would decide the best location of the manufacturing plant to serve the entire community. It would assist in changing the city's framework. An ordinance wasn't required only a document signed by the Mayor.

Ronald Garrera, Accountant explained he has been involved with cannabis through real estate since year of **2012**. A different approach was legitimizing the industry. His team was licensed with grow houses in the following states: California, Kentucky, Colorado and Nevada. The City would receive **2.5%** of the commitment gross revenue within a 5-year span. Their plant would provide a highly regulated security business locally integrated.

Lonnie Anderson team member explained his teaching experience and with various businesses. He clarified they were also a minority company and preferred hiring from North Chicago that would be plant trained and an ongoing educational process. It would commence with **20-45** approved applicants that could grow up to **(200)** employees. They preferred non-discreet in the community.

Alderman Mayfield questioned the percentage of minorities; and why the City of North Chicago was selected with a short-timeline. Mr. Anderson: **51%**.

Mr. O'Connor explained if no specific ordinance in place only a letter was required for the particular location. Alderman Mayfield sensed some urgency and unsure if it was fair for other opportunities. Mr. O'Connor clarified it was the particular location and not approving a company. He encouraged the state with consideration of North Chicago.

Mr. Garrera explained the application was very lengthy for production and there was a timeline to be met.

Alderman Allen questioned security aspect. Mr. Garrera stated the security vendors were approved from the State of Illinois.

The Mayor questioned if the local security could be certified from the State. Mr. O'Connor stated that the existing list was approved by a union group and State. If non-union, would be a longer process.

Alderman January questioned how was the environment protected if products were organic and its location in the City. Mr. Garrera explained they followed OSHA standards with the latest of technology. Mr. O'Connor explained option of Rt. **41** or Commonwealth Avenue south of Martin Luther King Dr.

Alderman Allen stated the result would be economic growth and opportunity.

The Mayor questioned clarification of the letter and explained there was a remaining process to be approved. Mr. O'Connor stated it was a limited letter including the zoning regulations etc. He reiterated it was exclusively indoor related including transportation.

Attorney Silverman asked where was the letter utilized from. Mr. O'Connor stated wither the Mayor or Zoning Board Chairperson.

Alderman Mayfield questioned if the City received **2.5%** from each entity; craft growers, infusers and transportation. Mr. O'Connor acknowledged they would. The ordinance could determine percentage. The state indicated **2.5%** from revenue received.

Alderman Fisher suggested need for additional discussion and research amongst the council members.

Attorney Silverman questioned the alternative location of McHenry IL and/or signed a letter. Mr. O'Connor explained that the Mayor was willing to sign the letter and nothing yet from McHenry. Mr. Silverman inquired the basis of projected revenue; Mr. Garrera stated the industry standards principally in the State of Illinois. The harvest had possibility of contributing to the economy.

Mr. O'Connor stated the deadline was **March 16, 2020**. The letter was indicative that the City of North Chicago would allow the license with the type of company.

Alderman Evans clarified nothing was promised. There were strong concerns of liquor vs. marijuana and it needed more discussion. He disagreed attending the Special Meeting. Mr. O'Connor explained the difference of a manufacturing plant creating opportunities that would transport across the State of IL. Mr. O'Connor clarified the licenses for craft growers was for the purpose of **(1)** location. It was well worth it for millions to the community.

Alderman January agreed with the Special Meeting to discuss the issue due to its urgency of the licenses.

Alderman Markham stated wouldn't be available. There should have been more discussion and disagreed.

Dwayne Williams, Security Agency, VP of Operations explained was a private contracted security certified with the State of Illinois. If contracted, the people would be hired and trained armed/unarmed at the location. He elaborated further of his experience in North Chicago. The Project Manager explained his experience and elaborated further of Williams' Security etc.

Mr. O'Connor questioned if the security agency hired locally as independent contractors, wages and if any benefits. Mr. Williams; employees.

Don Heworth, Private Investigator explained his history experience and would be taken in consideration with the wages/benefits and armed. Mr. O'Connor was more concerned of a flexible plan for the employees.

Alderman January left at 8:41 p.m.

Attorney Silverman questioned if the security company had a contractual relationship with the manufacturing company, EVOKE. Mr. Heworth stated he didn't. Alderman Allen explained was a presentation of the security agency.

Alderman January returned at 8:45 p.m.

It was decided a Special Council Meeting, Thursday, **March 05, 2020; 6:00 p.m.**

Alderman Runnels left at 8:49 p.m.

IX. PENDING MATTERS:

DAYCARE STATUS ON SHERMAN AVE.

Alderman Markham questioned status with daycare on Sherman Avenue. Economic & Community Development Director, Victor Barrera explained the owners had recently acquired building's possession and was in process of marketing package and/or exploring all options. Alderman Markham questioned clarification of the other entity and the name of the current owners; Mr. Barrera; they were filing for bankruptcy and the name of the recent owners were North Star Commercial Property from Denver, CO. Alderman Markham questioned if they would manage the property tax. Mr. Barrera acknowledged they would.

Alderman Mayfield moved, seconded by Alderman Evans that the Economic Development/Planning/Zoning Committee Meeting stand adjourned.

MOTION CARRIED BY VOICE VOTE

The Meeting adjourned at 8:51 p.m.

**BUILDING/LICENSE
COMMITTEE MEETING**

**MONDAY, MARCH 02, 2020
8:51 PM**

Alderman January called the meeting to order.

ROLL CALL:

Present: Fisher, Mayfield, Evans, Allen, Markham, Runnels, January

Absent: None

I. DISCUSSION OF COMMUNITY RESOURCE CENTER AND BUILDOUT: (FORMER POLICE RECORD'S AREA)

Chief of Staff, Deb Waszak explained upcoming development of a Community Resource Center and buildout, in the former police record's area. The Police Department was awarded totaling **\$600,000** 3-year grant to provide certain services to the community. The proposed Community Resource Center (former police records area), with a case manager/social worker would provide a safe space for members of the City including counseling, education, workshops, and referrals for victims of domestic violence, those struggling with drug addiction and other issues. The police records was currently located in the Finance Department in the Comptroller's Office. This year in **June 2020** Abbvie would repurpose the previous area, estimated **(12)** volunteers and may also assist with the design and installation of the room furnishings. She provided a layout of the new area. The mural would be community oriented. An additional **\$130,000** Shot Shooter grant would provide policing related needs. A portion of the grant would be utilized for the furnishings and buildout of vanilla box project.

Alderman Allen questioned why local licensed business companies weren't considered for the project in the City. The City preferred local contractors in the community. Mrs. Waszak clarified wasn't involved. The individual was aware in the Economic & Community Development Department.

Alderman January and Mrs. Waszak would both reach out to the Facility Manager.

Alderman Evans supported idea of **(3)** bids. The Mayor clarified in process of acquiring other bids.

Alderman January was in favor and expressed her appreciation.

II. PENDING MATTERS:

There was nothing for discussion.

Alderman Runnels moved, seconded by Alderman Mayfield that Building/License Committee Meeting stand adjourned.

ROLL CALL:

Ayes: Fisher, Mayfield, Evans, Allen, Markham, Runnels

Nays: None

Absent: None

The meeting adjourned at 9:00 p.m.

COMMITTEE OF THE WHOLE

MONDAY, MARCH 02, 2020

9:00 PM

Mayor Rockingham called the meeting to order.

ROLL CALL:

Present: Fisher, Mayfield, Evans, Allen, Markham, Runnels, January

Absent: None

1. REVIEW/DISCUSSION OF TEE PEE'S GAMING PARLOR LIQUOR LICENSE:

The Mayor explained that the original request was for a Gaming Parlor Liquor License. The applicant stated would utilize the suite to Tee Pees establishment and he was aware that liquor was included. When it was built, it resulted not adjacent to the suite. It was addressed by an Alderman, and he, the Mayor conveyed to the attorney for direction to resolve it.

The owner of Tee Pee Liquor identified as "Ronnie," apologized for any confusion. The original plan was for next door.

The contractor had determined it was an older building and decided build inside (1) building yet (2) rooms.

The owner was unaware it would affect the liquor license. He provided plans which were distributed.

The Mayor explained the original discussion for request of completely enclosing the gaming parlor area.

Alderman Markham left at 9:08 p.m. for the night.

Alderman Allen left at 9:09 p.m.

Alderman Evans asked if there was an inspection performed. Mr. Ronnie acknowledged there was. He thought everything had complied with the City.

The questioned clarification of the original plans. Mr. Ronnie explained he proposed it was to be next door. He indicated would need additional time and requested the same address of **1801**.

Alderman Allen returned at 9:13 p.m.

Attorney Silverman stated the gaming area needed to be separate from main business. There were (2) separate licenses from the same property. The GP license (pouring) was anticipated for the next door suite. It was a separate area for the gaming that had controlled and secure access.

Alderman Evans asked for his advice. Attorney Silverman explained there were (2) options; bound enclosure within the liquor store floor plan or his understanding that the owner was willing to move next door that would be more costly.

The Tee Pee Owner stated was up the city council's decision to allow separate doors yet enclosed door within the liquor store. He would comply accordingly.

The Mayor had strong concerns of it in the building. It would open up to other liquor store same requests.

The female terminal operator indicated it would be more time up to a year involved with the State and City of North Chicago if moved next door.

The Mayor directed options to the council members and attorney if another vote was required. Mr. Silverman stated was somewhat of a “grey area.” A vote would be appropriate to accept an option of the enclosure within the existing floor plan of Tee Pee Liquor Store or original plan with the suite next door.

The owner stated he was a new Tee Pee owner since end of **2018**. The contractor and he discovered the condition of the building next door. Alderman Evans clarified the City was privy to the shape of the structure. Mr. Ronnie was willing to extend it further back and place a door in the backway. It would meet all City requirements. The state agreed with **(2)** licenses of the same location and separate pouring license if approved by the City.

Alderman January stated there was much to resolve changing it to original agreement. She questioned if the state would leave the existing machines until the change. Her concerns if allowed enclosure of the liquor store. She suggested remaining steadfast with the original decision moving forward. Mr. Ronnie reiterated was willing to comply with the council member’s option.

The Mayor echoed Alderman January’s sentiments. He would allow the time with needed corrections, the machines could remain on and recommended remaining with the original plan. It would be conveyed to the necessary departments with the changes.

Alderman Evans questioned the timeline and that the situation was unfortunate for the owner. Mr. Ronnie explained an estimated 2-3 months.

Alderman Mayfield and Allen agreed with the original plan of next door.

The Mayor stated the general consensus was to move it next door. It would be legally documented.

The female terminal operator suggested next door would maintain under the name of and remain the same address as Tee Pee Liquor Store; **1801** Martin Luther King Dr., reducing time of an additional license. She stated would reach out to the State to follow inspection procedures etc.

Mr. Ronnie added for the state licenses he would renew both municipal licenses by **April 30, 2020**,

The Mayor explained would provide The Tee Pee owner, (Ronnie) a year’s allotted time with the state gaming board, continued operations. It would also be legally documented.

Attorney Silverman questioned if enclosed with a separation from the main business. The Mayor stated there wasn’t and he elaborated further. The owner explained there wasn’t an existing wall preventing entrance.

Alderman Runnels moved, seconded by Alderman Allen that Committee of the Whole stand adjourned.

MOTIO CARRIED BY VOICE VOTE

Alderman Markham was absent.

The meeting adjourned at 9:31 p.m.

COMMITTEE MEETINGS WEREN'T DISCUSSED DUE TO COVID-19 CONCERN

Public Works Committee Meeting

Monday, March 16, 2020
Held in City Council Chambers
1850 Lewis Avenue, North Chicago, IL 60064
Following City Council

1. Discussion – Request for Declaration of Surplus and Authorization to Sell the Vehicles to Enterprise Fleet Management for the Appraised Value
 2. Discussion – Request for Authorization to Advertise for Bids for Traffic and Pedestrian Control Signal Maintenance Services
 3. Discussion of Honorable Street Naming for Ward 3 – Hazel Moore
 4. Discussion of Honorable Street Naming for Ward 5 – Michael “Snip” McBride
-

Building/License Committee Meeting

1. Discussion of Special Event; Eternal Flame Church (1412 Greenfield Ave.) Annual Easter Parade, Saturday, **April 11, 2020**
 2. Pending Matters
-

Public Safety Committee Meeting

1. Discussion of Authorization for the Mayor to Enter into an Agreement with ShotSpotter, Inc.
-

Economic Development/Planning/Zoning Committee Meeting

1. Discussion of Competitive Bidding – Professional Services – North Chicago Train Station
 2. Pending Matters
-

Committee of the Whole

1. Discussion of District **187** Request for Tax Sharing Agreement

NO COMMITTEE MEETINGS WERE
HELD FOR APRIL 06, 2020 DUE TO
COVID-19 CONCERN

**FINANCE/AUDIT
COMMITTEE MEETING**

**MONDAY, APRIL 20, 2020
6:26 PM**

Alderman Runnels called the meeting to order.

ROLL CALL:

Present: Fisher, Mayfield, Evans, Allen, Markham, Runnels, January

Absent: None

II. REVIEW/DISCUSSION OF ENGAGEMENT AGREEMENT FOR AUDIT – FISCAL YEAR ENDING APRIL 30, 2020:

Interim Comptroller, Daniela Partipilo explained that it was an annual Engagement letter to be approved allowing audit conducted by Sikich. There was an estimated additional **\$111 cost** this year.

This would be placed on the next **Council Agenda, May 04, 2020.**

I. REVIEW/DISCUSSION OF INTRODUCTORY BUDGET:

Interim Comptroller, Daniela Partipilo explained that the tax rate notice of **3.58%** vs. last year; **4.40%**. She provided an overview of slideshow presentation in detail. The revised overview due to COVID-19 was as followed: no reduction to the service level; no tax levy increase; Police & Fire Pension Fund would be budgeted; she stated there was a new water rate, approved in **August 2019** and considering another study. The City would be deferring the Capital Improvement Plan and revising year-end projections due to COVID-19. No change to strategic priorities yet necessary to change the operations; fiscally sustainable.

Basically using a “wait and see approach” due to COVID 19 Pandemic. It would also affect the city revenue. Some of various taxes were slowly received. It only pertained to operations and maintenance budget that negatively affected the MFT (Motor Fuel Tax) funds. Would also need to change philosophies for the Fiscal Year **2021** Budget. The CARES Act required tracking expenses of COVID-19. There would be a surplus in the General Fund. Created a General Fund specifically for tracking all COVID-19 expenses. The **2007A** and **2014A** Debt Service Fund should both be paid by Fiscal Year of **2022**. There was also a reduction of utilities more than **3%** in the economy. There would be severance packages for any dispatch employees. There would be minimal expenditures in the TIF and expenditures would be utilized from the Skokie TIF Fund for the growers and infusers dispensary businesses in the area. Grant Place was only operations and maintenance purposes.

Alderman Allen questioned status of the CDBG? Mrs. Partipilo explained was unaware how monies were to be allocated or when. All department heads have attended webinars to keep track of those possible monies. Alderman Allen requested keeping in contact with Brad Cole IML connected to Washington D.C.

The Mayor expressed he was in close contact with Mr. Cole.

Item I & II will be placed on the next **Council Agenda, May 04, 2020.**

Alderman Allen moved, seconded by Alderman Markham that the Finance/Audit Committee Meeting stand adjourned.

ROLL CALL:

Ayes: Fisher, Mayfield, Evans, Allen, Markham, Runnels, January

Nays: None

Absent: None

The Meeting adjourned at 6:50 p.m.

**HUMAN RESOURCES
COMMITTEE MEETING**

**MONDAY, APRIL 20, 2020
6:50 PM**

Alderman Mayfield called the meeting to order.

ROLL CALL:

Present: Fisher, Mayfield, Evans, Allen, Markham, Runnels, January

Absent: None

I. REVIEW/DISCUSSION – EXTENSION OF THE INTERIM COMPTROLLER’S CONTRACT WITH HRGOV THROUGH OCTOBER 30, 2020:

Chief of Staff, Deb Waszak explained/asking that the contract was extended to (6) additional months, to **October 30, 2020**. The City paid HRGOV; **\$70** per hr. and the Interim Comptroller rate of **\$50**; average of (40 hrs.) weekly. She felt Mrs. Partipilo was a valuable addition to the City.

Alderman Evans questioned if Mrs. Partipilo had a contract with HRGov. Mrs. Waszak explained there was (1) contract and could add an extension. He asked what was the original salary and one of the issues was the overtime; Mrs. Waszak clarified it was the same amount of **\$70** per hr. There hasn’t been overtime since the position of Assistant Comptroller.

Alderman Allen questioned when the overtime had ceased; why the city was paying for a contractor’s training in annually.

Mrs. Waszak stated estimated over a year. Alderman Allen had concerns with previous and future business due to COVID-19. Mrs. Waszak would be willing to adjust it in the future and clarified no overage in budget for training. The Assistant Comptroller was currently training with the Interim and herself. She also had other avenues with G.F.O.A and Municipal Management and furthering a Master’s Degree in accounting. She encouraged him to speak with the Assistant Comptroller.

The Mayor added that the professional training prepared her to move forward and hopefully with the City. She was acquiring a Master’s Degree. He echoed the same sentiment of Mrs. Waszak encouraging discussion with Assistant Comptroller.

This will be placed on the next **Council Agenda, May 04, 2020**.

Alderman Allen moved, seconded by Alderman Markham that Human Resources Committee Meeting stand adjourned.

MOTION CARRIED BY VOICE VOTE

The Meeting adjourned at 7:01 p.m.

Attorney Silverman reminded specific motion for public purposes.

**BUILDING/LICENSE
COMMITTEE MEETING**

**MONDAY, APRIL 20, 2020
7:01 PM**

Alderman January called the meeting to order.

ROLL CALL:

Present: Fisher, Mayfield, Evans, Allen, Markham, Runnels, January

Absent: None

I. REVIEW/DISCUSSION OF GRANT PLACE RETAIL LEASE AGREEMENT BETWEEN CITY OF NORTH CHICAGO AND LAKE FOREST BANK AND TRUST:

Chief of Staff, Deb Waszak explained if for sale, Lake Forest Bank would have the option of purchasing it.

Alderman Markham questioned clarification. Mrs. Waszak explained. His understanding was that the City was considering selling the building. She stated nothing confirmed at this time.

Treasurer, Kenneth Robinson questioned if any increase of rent. Mrs. Waszak stated didn't have the older lease for comparison.

Alderman January requested further discussion. She questioned if any urgency for the lease. Mrs. Waszak agreed with discussion though the contract was expiring soon. She would gather information reflective of the differences in rent amounts.

II. PENDING MATTERS:

There was nothing for discussion.

This will be returned to **Committee** for further discussion, **May 04, 2020**.

Alderman Allen moved, seconded by Alderman Markham that Building/License Committee Meeting stand adjourned.

ROLL CALL:

Ayes: Fisher, Mayfield, Evans, Allen, Markham, Runnels, January

Nays: None

Absent: None

The meeting adjourned at 7:11 p.m.

**ECONOMIC DEVELOPMENT/PLANNING/ZONING
COMMITTEE MEETING**

**MONDAY, APRIL 20, 2020
7:11 PM**

**I. REVIEW/DISCUSSION OF LAKE COUNTY/CITY OF NORTH CHICAGO CDBG
JOINT AGREEMENT RENEWAL:**

Senior City Planner, Nimrod Warda requested a CDBG Joint Agreement Renewal with Lake County and City of North Chicago. He explained that HUD indicated the City wasn't qualified staff to maintain qualification. It was less costly with Lake County and deadline of **May 15, 2020**.

**II. REVIEW/DISCUSSION OF HOME PARTNERSHIP PROGRAM CONSORTIUM
RENEWAL:**

Mr. Warda stated there was a "pool of monies" with Waukegan, North Chicago and Lake County to acquire federal funding. The partnership resulted in larger numbers and leveraging more funds from Lake County and establishing a fine report with them.

Alderman Allen suggested the need to continue with CDBG and HOME Partnerships.

The deadline would be **June 30, 2020**.

III. REVIEW DISCUSSION OF BIG TOP PRODUCTION FROM 1639-1641 SHERIDAN RD:

Mr. Warda explained there were issues with the building and it needed repairs. The Zoning was currently non-conforming, wasn't when initially permitted then yet the adjacent parcel makes up for it. He was requesting a Special Use permit; new owner, same use. He suggested to defer the zoning requirement until a Public Hearing can be scheduled. His preference was to have a 6-month temporary permit until Public Hearings were completed.

Alderman Mayfield agreed that the City should work with Big Top considering the City and County situation.

Alderman Evans asked if same consideration for any other upcoming businesses during this time of pandemic; Mr. Warda explained. Alderman Evans questioned clarification; Mr. Warda clarified that it would be similar business level as Big Top whose business was purchased.

Mr. Warda emphasized that life safety issues would be mandatory for now and other concerns would be held until a future date. Alderman Mayfield clarified this is specifically for zoning purposes.

Alderman Evans had more concern of a fairness issue with others.

Alderman Mayfield clarified it was a zoning issue. Mr. Warda explained to Alderman Evans it was the same process/procedures with a new business.

IV. REVIEW DISCUSSION OF 1148 LINCOLN ST. – (4) RESIDENTIAL UNITS:

Mr. Warda explained the property at **1148** Lincoln St. had previous issues. There was a new perspective owner and active interest to rehabilitate the property. The zoning would lose its grandfathering or option of allowing the rehabilitation on the property and keep it the same due to North Chicago as "Home Ruled."

Public Hearing was originally scheduled **April 13, 2020**, yet was cancelled due to COVID-19.

Alderman January questioned clarification why the meeting was cancelled and questioned dormers; Mr. Warda explained and that the ceilings would be taller. It would remain a 4-unit. She recommended returning through the zoning process ensuring the City was following the ordinances etc.

Alderman Markham questioned if the Zoning Board could host a Public Hearing like the City Council Virtual Meetings. Attorney Silverman explained there were other logistics that would have to occur much differently and more complex.

Alderman January strongly indicated could conduct a public hearing ensuring there was social distancing. Attorney Silverman explained postponing was the first-level recommendation and physical presence was necessary if no other method to delay it.

Mr. Warda explained that the Zoning/Planning Commission Chairman would prefer isolated during this time.

Mayor Rockingham stated would not prefer jeopardizing someone's health for a hearing. Our rules would be effective holding accountability and if not the project would be closed.

Alderman Evans asked if there were any recent repairs; Mr. Warda explained there was some minor repair and permits provided prior to the pandemic. Alderman Allen suggested that we move forward with the rehab until any potential legalities.

Alderman Fisher agreed with rehabbing legally and safely.

Alderman Mayfield suggested that the City collaborated with him. She stressed the need of becoming more business friendly. Mr. Warda indicated there was no certificate of occupancy until much later.

V. REVIEW DISCUSSION OF 1412 LINCOLN ST. – SALE OF SURPLUS PROPERTY:

Economic & Community Development Director, Victor Barrera preferred restarting the sale of the surplus property due to the pandemic. He considered opening and awarding the bid on the same Council night. The property was vacant for estimated (2) years thus far. Preferred the council's opinion; remained to have a minimum bid of **\$35,000** and requirement of deposit.

Alderman Evans explained that the City bought it for **\$13,000**, He suggested recouping the cost and any monies invested. Mr. Barrera stated there was **\$15,000** and additional monies spent by the City.

Alderman Mayfield agreed with Alderman Allen with minimum of **\$35,000**. Mr. Barrera explained (2) parties expressed interest for the same amount council previously agreed.

Alderman January questioned the plan of the investor if renovating the home to sell or rent. She was concerned of additional rentals in the City; Mr. Barrera clarified once rehabbed, it would be owner-occupied. He would confer with attorneys if allowed to bid remotely in another location/City and how the public could view it.

Attorney Silverman questioned the deposit required to bid; it was the understanding of Alderman Allen and Mayor that **10%** would be the minimum requirement. He questioned clarification if the bidder had to apply the percentage agreed at the time of bid; Attorney Silverman and Victor acknowledged it was.

VI. REVIEW DISCUSSION OF ORDINANCE AMENDING ZONING CANNABIS REGULATIONS:

Mr. Barrera explained that there was a con-census of the overlay property district; and it included an address in line with city ordinance. Alderman Allen clarified that it was for the grower, transporters and diffusers. Mr. Barrera stated they were awaiting council direction.

Alderman Evans questioned if the company had an idea of the location and Mr. Barrera acknowledged they did directed to **pg. 9**.

Mayor Rockingham clarified it was a business and was their final decision what area. Alderman Allen and Alderman January agreed with area of Route **41**.

Alderman Evans had concern with more traffic in the area and suggested location within the City.

Alderman Markham questioned what resources provided from Economic Development to assist the businesses during COVID-19 crisis; Mr. Barrera explained advertised several grants and open bids with the public to view them. Mr. Barrera would provide a copy of the information to the council members as requested.

VII. PENDING MATTERS:

NONE

Alderman Mayfield moved, seconded by Alderman Evans that Economic Development/Planning/Zoning Committee Meeting stand adjourned.

MOTION CARRIED BY VOICE VOTE

The meeting adjourned at 8:12 p.m.

**PUBIC WORKS
COMMITTEE MEETING**

**MONDAY APRIL 20, 2020
8:12 PM**

Alderman Evans called the meeting to order.

ROLL CALL:

Present: Fisher, Mayfield, Evans, Allen, Markham, Runnels, January

Absent: None

I. REVIEW/DISCUSSION OF AWARDING CONTRACT FOR 2020 STREET SWEEPING TO LRS RECYCLING SERVICES; THE LOW SUCCESSFUL BIDDER ON A MUNICIPAL PURCHASINGS COOPERATIVE SOLICITATION:

Public Works Director, Ed Wilmes explained that LRS Recycling Services was the low successful bidder in the amount of **\$26,879.04**.

II. REVIEW/REQUEST AWARDED TO OLMOS LANDSCAPING INC. FOR 2020 LANDSCAPE MAINTENANCE SERVICES FOR CITY-OWNED PROPERTIES/MEDIAMS ON ARGONNE DR. AND ADAMS ST:

Mr. Wilmes explained that Mr. Olmos visited the properties weekly and directing his crews. Alderman Allen questioned other bids; Mr. Wilmes stated there were no new bids. Alderman Allen disagreed clarifying it was a business that required bids and suggested bidding next year.

III. REVIEW/REQUEST FOR EXTENDING 2019 PUBLICLY BID CONTRACT AWARDED TO TRI- STATE PLATINUM LANDSCAPES MAINTENANCE SERVICES FOR VARIOUS RIGHTS-OF -WAY AND VACANT SCATTERED SITE PROPERTIES MAINTAINED BY THE CITY:

Mr. Wilmes requested to extend the Tri-State Platinum's bid contract in the amount of **\$61,000**. Scattered site properties and rights-of-way were added to the contract.

IV. REQUEST FOR DECLARATION OF SURPLUS AND AUTHORIZATION TO SELL VEHICLES LISTED IN THE TABLE BELOW TO ENTERPRISE FLEET MANAGEMENT FOR APPRAISED VALUE LISTED:

Mr. Wilmes explained the value and recommended accepting the offers. Alderman Markham questioned if would exclude residential bids; Mr. Wilmes stated the contract read the vehicles would be sold to Enterprise. The bids received were primarily from the police officers.

Alderman Allen suggested waiting until the City needed the items, clarified was the taxpayer's money. He recommended maintaining what the City currently had and mindful of the cost.

V. REQUEST FOR AUTHORIZATION TO ADVERTISE FOR BID-TRAFFIC AND PEDESTRIAN CONTROL SIGNAL MAINTENANCE SERVICES:

Mr. Wilmes requested authorization to advertise for Bid-Traffic and Pedestrian Control Maintenance Services. Alderman Evans questioned clarification of (2) companies; Mr. Wilmes explained it was due to lesser costs. Mr. Evans suggested one bid package; Mr. Wilmes could include both in the bid speculations.

The Mayor questioned clarification of the bid; and when contract expired; Mr. Wilmes indicated required IDOT certified for signal maintenance and there was no contract. It was as needed basis as an on-call service with annual lower pricing.

VI. REQUEST FOR HONORARY STREET NAMING FOR WARD 3 – MS. HAZEL MOORE:

Mr. Wilmes had started had received a request for an Honorary Street Naming of Ward 3 for Hazel Moore. Per Ordinance, it allowed (2) annually. Alderman Evans clarified it should read Hazel S. Moore.

VII. REQUEST FOR HONORARY STREET NAMING FOR WARD 5 – MR. MICHAEL “SNIP” MCBRIDE:

Mr. Wilmes stated had received request for an Honorary Street Naming of Ward 5 for Michael “Snip” McBride.

QUESTIONS/COMMENTS/CONCERNS:

Alderman Evans had high concerns how the trash was to be picked up in the 3rd and 5th Ward.

Mr. Wilmes stated had discussed with the contract representative from Advance Disposal. The main issue was that residents left loose refuse in the bins. They have instructed the drivers to gather the fallen

fallen debris in the streets. Advance was implementing other procedures to police their work. The contract was terming soon and should result in a far quality service.

Alderman Markham mentioned that the bags were torn from animals. He questioned process with recycled items. Mr. Wilmes explained there were three separate routes; trash, recycle and yard waste. It should be picked up on the scheduled day. With respect to torn bags in the bins, the resident was responsible for cleaning the area.

Alderman Mayfield moved, seconded by Alderman Markham that Public Works Committee Meeting stand adjourned.

ROLL CALL:

Ayes: Fisher, Mayfield, Evans, Allen, Markham, Runnels, January

Nays: None

Absent: None

The meeting adjourned at 8:44 p.m.

COMMITTEE OF THE WHOLE

MONDAY, APRIL 20, 2020

8:44 PM

Mayor Rockingham called the meeting to order.

ROLL CALL:

Present: Fisher, Mayfield, Evans, Allen, Markham, Runnels, January

Absent: None

I. REVIEW/DISCUSSION OF HARD LIQUOR REQUEST AT 2004 MLK DR & LEWIS AVE; KSK INC. GAS STATION:

The Mayor explained that Items **I** and **II** were requested at last meeting for continual discussion.

He stated there was no study comparison with other cities as requested. He would allow them the process at a later date to be approved on council meeting acquiring the licenses.

Alderman January emphasized there were enough existing liquor stores that sell hard liquor. She agreed needed additional information for a more informed decision. The Mayor explained once he has acquired the proper data, the items can be returned to Committee for further discussion.

II. REVIEW/DISCUSSION OF HARD LIQUOR REQUEST AT 2004 MLK DR & PROSPECT AVE; GOLDEN PETROLEUM INC:

III. REVIEW/DISCUSSION OF 2-YEAR TERM – N.C. PUBLIC LIBRARY REAPPOINTMENT FOR HERBERT HANDY:

Alderman January questioned the terms of the board members. The Mayor stated between **2-4** years. He would be willing to follow up and return his findings to her.

City Clerk, Lori Collins explained some idea with the years of board appointed members.

Alderman January suggested providing information to the public upon a reappointment.

The Mayor encouraged the council members would request some interest background of new potential appointees for the board. He didn't prefer a quick turnover of members since they trained and received their certifications. As the member(s) leave he would be ready to reappoint another person.

IV. REVIEW/DISCUSSION OF 2-YEAR TERM – N.C. PUBLIC LIBRARY REAPPOINTMENT FOR EDWARD HOUSTON:

V. REVIEW/DISCUSSION OF 2-YEAR TERM – N.C. PUBLIC LIBRARY REAPPOINTMENT FOR LAWRENCE BROWN:

VI. REVIEW/DISCUSSION OF 2-YEAR TERM – N.C. PUBLIC LIBRARY REAPPOINTMENT FOR JEANETTE ALLEN:

QUESTIONS/COMMENTS/CONCERNS:

: Alderman Markham questioned the number of deaths in the City of North Chicago. Fire Chief, Dell Urban didn't have any confirmed cases at this time. Mayor mentioned one from a former employee's spouse.

Alderman Allen moved, seconded by Alderman Markham that Committee of the Whole stand adjourned.

ROLL CALL:

Ayes: Fisher, Mayfield, Evans, Allen, Markham, Runnels, January

Nays: None

Absent: None

The meeting adjourned at 8:57 p.m.

**PUBLIC WORKS
COMMITTEE MEETING**

**MONDAY, MAY 04, 2020
6:51 PM**

Alderman Evans called the meeting to order.

ROLL CALL:

Present: Fisher, Mayfield, Evans, Allen, Markham, Runnels, January

Absent: None

**I. REVIEW/DISCUSSION REGARDING WORK PERFORMED THIS FAR AND THE
CONTINUATION OF COMED STREET LIGHT REPLACEMENT PROGRAM:**

Public Works Director, Ed Wilmes explained the update for ComEd Street Light Replacement Program.

Alderman Allen moved, seconded by Alderman Runnels that the Public Works Committee Meeting stand adjourned.

ROLL CALL:

Ayes: Fisher, Mayfield, Evans, Allen, Markham, Runnels, January

Nays: None

Absent: None

The Meeting adjourned at 7:10 p.m.

**BUILDING/LICENSE
COMMITTEE MEETING**

**MONDAY, MAY 04, 2020
7:11 PM**

Alderman January called the meeting to order.

ROLL CALL:

Present: Fisher, Mayfield, Evans, Allen, Markham, Runnels, January

Absent: None

I. REVIEW/DISCUSSION OF GRANT PLACE RETAIL LEASE AGREEMENT BETWEEN CITY OF NORTH CHICAGO AND LAKE FOREST BANK AND TRUST:

Chief of Staff, Deb Waszak explained previous agreement from year of **2005** lease extension since the Initial agreement. Currently there was a **\$62.24** less difference than previously.

Treasurer, Kenneth Robinson questioned what department was responsible for billing of CAM; Mrs. Waszak explained it was a coupon system.

Interim Comptroller, Daniela Partipilo added it was annually; Mr. Robinson asked what was entailed.

Mrs. Waszak stated it was a payment book and was trying to maintain the tenants; Mr. Robinson expressed uneasiness with receiving payment of some items.

II. PENDING MATTERS:

There was nothing for discussion.

Alderman Allen moved, seconded by Alderman Evans that Building/License Committee Meeting stand adjourned.

ROLL CALL:

Ayes: Fisher, Mayfield, Evans, Allen, Markham, Runnels, January

Nays: None

Absent: None

The meeting adjourned at 7:42 p.m.

**ECONOMIC DEVELOPMENT/PLANNING/ZONING
COMMITTEE MEETING**

**MONDAY, MAY 04, 2020
7:43 PM**

**I. REVIEW/DISCUSSION OF RESOLUTION - LAKE COUNTY/CITY OF NORTH CHICAGO
CDBG JOINT AGREEMENT RENEWAL:**

Senior City Planner, Nimrod Warda reviewed discussion of Item **I and II**.
Alderman Evans questioned if there was a grant provided to Lake County for CDBG; Mr. Warda explained there was a possibility of COVID-19 Grant. They were annual recipients

**II. REVIEW/DISCUSSION OF HOME PARTNERSHIP PROGRAM CONSORTIUM
RENEWAL:**

Discussed with Item I.

III. PENDING MATTERS:

There was nothing for discussion.

IV. EXECUTIVE SESSION 5 ILCS 120 2 (C)(5) – PURCHASE OR LEASE OF REAL ESTATE:

Alderman Runnels moved, seconded by Alderman Mayfield that Economic Development/Planning/Zoning Committee Meeting suspend to Executive Session 5 ILCS 120 2 (C)(11) - Pending Litigation/ 2 (C)(5) – Purchase or Lease of Real Estate at **7:56 p.m.**

ROLL CALL:

Ayes: Fisher, Mayfield Evans, Allen, Markham, Runnels, January
Nays: None
Absent: None

Alderman Runnels moved, seconded by Alderman January that Economic Development/Planning/Zoning Committee Meeting resume at **8:36 p.m.**

ROLL CALL:

Ayes: Fisher, Mayfield Evans, Allen, Markham, Runnels, January
Nays: None
Absent: None

Alderman Runnels moved, seconded by Alderman Markham that Economic Development/Planning/Zoning Committee Meeting stand adjourned.

ROLL CALL:

Ayes: Fisher, Mayfield, Evans, Allen, Markham, Runnels, January
Nays: None
Absent: None

The meeting adjourned at 8:38 p.m.

**ECONOMIC DEVELOPMENT/PLANNING/ZONING
COMMITTEE MEETING**

**MONDAY, MAY 18, 2020
6:13 PM**

Alderman Allen called the meeting to order.

ROLL CALL:

Present: Fisher, Mayfield, Allen, Runnels, January

Absent: Evans, Markham

I. DISCUSSION OF 2250 GREENFIELD AVENUE – EDUCATED CANINE:

Senior City Planner, Nimrod Warda explained that Don Cederberg had a business in North Chicago and he was willing to lease the building at **2250** Greenfield Avenue for a kennel in addition to canine training. North of the building was in fair condition, shape, a large structure, sprinkler system and no concern with the Fire Marshall. The restrooms needed to be updated. The number of canines was estimated up to **40**, there would be training, a doggy daycare and would sell dog items. There was a request for a caretaker to reside on the premises for possible emergency. The ordinance allowed a person to live on premises yet not for this specific type of business. There was no outdoor training and noise would be internal.

Alderman Evans joined the meeting at 6:20 p.m.

Alderman Runnels questioned a specific breed. Mr. Warda stated uncertainty and would reach out to Mr. Cederberg.

Alderman Allen questioned A.D.A. compliance; Mr. Warda stated it was and would need approval.

Alderman January questioned if zoning approved; Mr. Warda clarified was zoned correctly yet needed a Special Use Permit.

Alderman Evans requested overview; Mr. Warda reiterated. Alderman Evans welcomed the addition.

Alderman January questioned if trainer was licensed an ensuring no harm to the animals. Mr. Warda would obtain the information.

Attorney Simon explained the City was unable to regulate animals by breed, only if proven violent.

Alderman Mayfield agreed would be a great asset.

There was a general consensus.

Alderman Runnels moved, seconded by Alderman Mayfield that the Economic Development/Planning/Zoning Committee Meeting stand adjourned.

ROLL CALL:

Ayes: Fisher, Mayfield, Evans, Allen, Runnels, January

Nays: None

Absent: Markham

The Meeting adjourned at 6:39 p.m.

**BUILDING/LICENSE
COMMITTEE MEETING**

**MONDAY, MAY 18, 2020
6:39 PM**

Alderman January called the meeting to order.

ROLL CALL:

Present: Fisher, Mayfield, Evans, Allen, Runnels, January

Absent: Markham

I. REVIEW/DISCUSSION OF UPDATE FOR COMMUNITY RESOURCE CENTER: (POLICE RECORDS ROOM)

Alderman January clarified there was no item for pending matters.

Economic & Community Development Director, Victor Barrera provided the highest bid amount of **\$29,000** and lowest; **\$15,000**. The Kingston/Neal Renovation was in progress.

Alderman Allen appreciated acquiring bids for the project and the difference in amounts.

Alderman Allen moved, seconded by Alderman Mayfield that Building/License Committee Meeting stand adjourned.

ROLL CALL:

Ayes: Fisher, Mayfield, Evans, Allen, Runnels, January

Nays: None

Absent: Markham

The meeting adjourned at 6:43 p.m.

**PUBLIC WORKS
COMMITTEE MEETING**

**MONDAY, MAY 18, 2020
6:45 PM**

Alderman Evans called the meeting to order.

ROLL CALL:

Present: Fisher, Mayfield, Evans, Allen, Runnels, January

Absent: Markham

I. REVIEW/DISCUSSION FOR CONSIDERATION OF THE IGA FOR RESURFACING OF GREAT LAKES METRA PARKING LOT:

City Engineer, Steve Cieslica explained the Intergovernmental Agreement for resurfacing of Great Lakes Metra Parking lot. Attorney Simon added that when the City reimbursed monies, they would be placed in the MFT Fund.

II. DISCUSSION FOR AUTHORIZATION TO ADVERTISE AND SOLICIT BIDS FOR THE 2020 MFT ROADS PROGRAM:

Mr. Cieslica stated due to the COVID-19 problems at IDOT, possibly first meeting of July for approval.

Alderman January questioned if currently there were MFT Funds in the account or anticipated; Mr. Cieslica assumed there was.

Interim Comptroller, Daniela Partipilo explained the monies were delayed; no online banking at this time and would have available by the due date. As of **April**, there was **\$724,000**; Alderman January questioned clarification of various dollar amounts; Mrs. Partipilo clarified it would be in the MFT Fund.

III. DISCUSSION FOR AUTHORIZATION TO PUBLICLY ADVERTISE THE DUGDALE WATER MAIN EXTENSION PROJECT AND SOLICIT BIDS FROM CONTRACTORS:

Mr. Cieslica explained Berger was part of the project between Kennedy and Arrington Dr. The City was providing equipment and manpower.

The Mayor questioned clarification; Public Works Director, Ed Wilmes explained the project included the bike path and sidewalk. It would be the same on Argonne Dr.

IV. DISCUSSION FOR AUTHORIZATION TO ADVERTISE AND SOLICIT BIDS FOR THE 14TH STREET WATER MAIN RELOCATION PROJECT:

There was an older water main from Jackson to Sheridan Rd.

Alderman Allen questioned timeline for reimbursement; Chief of Staff, Deb Waszak explained only was **(5)** years to begin repayment by the City.

Mrs. Partipilo clarified was included on previous list of bills.

Alderman Runnels moved, seconded by Alderman Mayfield that Public Works Committee Meeting stand adjourned.

ROLL CALL:

Ayes: Fisher, Mayfield, Evans, Allen, Runnels, January

Nays: None

Absent: Markham

The meeting adjourned at 7:04 p.m.

**HUMAN RESOURCES
COMMITTEE MEETING**

**MONDAY, MAY 18, 2020
7:06 PM**

Alderman Mayfield called the meeting to order.

ROLL CALL:

Present: Fisher, Mayfield, Evans, Allen, Runnels, January

Absent: Markham

I. EXECUTIVE SESSION 5 ILCS 120 2 (C)(12) – ESTABLISHMENT OF RESERVES OR SETTLEMENT OF CLAIMS:

Alderman Allen moved, seconded by Alderman Evans that Human Resources Committee Meeting suspend to Executive Session 5 ILCS 1202 (C)(12) – Establishment of Reserves or Settlement of Claims at **7:06 p.m.**

ROLL CALL:

Ayes: Fisher, Mayfield, Evans, Allen, Runnels, January

Nays: None

Absent: Markham

THERE WAS NO MOTION

ROLL CALL TO RESUME THE MEETING:

Ayes: Fisher, Mayfield, Evans, Allen, Runnels, January

Nays: None

Absent: Markham

The meeting resumed at **7:54 p.m.**

Alderman Allen moved, seconded by Alderman Runnels that Human Resources Committee Meeting stand adjourned.

ROLL CALL:

Ayes: Fisher, Mayfield, Evans, Allen, Runnels, January

Nays: None

Absent: Markham

The meeting adjourned at 7:54 p.m.

**FINANCE/AUDIT
COMMITTEE MEETING**

**MONDAY, JUNE 01, 2020
6:35 PM**

Alderman Runnels called the meeting to order.

ROLL CALL:

Present: Fisher, Mayfield, Allen, Markham, Runnels, January

Absent: Evans

I. DISCUSSION OF FY 2020 BUDGET PRESENTATION:

Interim Comptroller, Daniela Partipilo provided overview of presentation printout.

There was no reduction in services; no tax levy increase; increase to Police and Fire Pension as Approve plan from **November 2018**. Capital improvements have been deferred and there was a surplus in the General Fund. Also, there was a Capital Project Fund.

General Fund Revenues for this year - \$22,865,933. Increases in fees were included. Interest Rates were lower than previous years and anticipated revenue approximately was **10%** lower than Received revenues for **FY19**.

Alderman Allen questioned the increase in property tax; Mrs. Partipilo explained that the tax levy Monies would be disbursed among all the taxpayers.

Mrs. Partipilo summarized that there was a net revenue (**net loss**) with COVID-19; **\$376,639 (\$624,024)**. There was **\$300,000+** of the monies for additional pension payments and within fund balance percentage if the budget was approved as is. She summarized the remainder for the presentation noting several open positions were excluded in the budget; request for additional **(4)** police officers and **(4)** police cars (lease of **\$55,000/year**) each department was reviewed. No Capital Projects for this year; more grants anticipated and the Library Budget would be presented once received.

Treasurer, Kenneth Robinson questioned a possible CSO increase if sustainable. It was suggested further review.

Alderman Runnels moved, seconded by Alderman Mayfield that the Finance/Audit Committee Meeting stand adjourned.

ROLL CALL:

Ayes: Fisher, Mayfield, Allen, Markham, Runnels, January

Nays: None

Absent: Evans

The Meeting adjourned at 7:33 p.m.

**ECONOMIC DEVELOPMENT/PLANNING/ZONING
COMMITTEE MEETING**

**MONDAY, JUNE 01, 2020
7:34 PM**

Alderman Allen called the meeting to order.

ROLL CALL:

Present: Fisher, Mayfield, Allen, Markham, Runnels, January

Absent: Evans

I. REVIEW DISCUSSION OF 1412 LINCOLN STREET BID UPDATE:

Victor Barrera, Economic & Community Development Director explained the bids were due **March 22, 2020 at 5:00 p.m.** Aaron Burton's bid was submitted Friday, **May 29, 2020** in the amount of **\$35,000**. He was interested in remodeling and renting the property, the home was advertised to be owner-occupied. The bid was received after the deadline and he questioned its legality.

Alderman Allen explained that Mr. Burton's intentions was to buy the property and turn it over to his Son. He attempted to submit his bid yet had difficulty due to COVID-19. He suggested if Mr. Burton's son was willing to reside at the address allowing option to purchase the home.

Attorney David Silverman explained that if the City Council decided the sale with $\frac{3}{4}$ vote to Mr. Burton as the best interest of the City, it could approve the bid proposal.

Alderman January questioned if other bidders may have had the same issue with submission and Suggested to reObid. She questioned how the City would assure that the property was not a rental.

Mr. Barrera explained that the notice of public sale specified that the bids were to be sent by mail, There was an information box and all was placed online. He said that if the bidder didn't satisfy the Terms, the City could be able to take possession of it.

The Mayor suggested to move forward providing the occupant name was on the deed.

This will be placed on the next Council Agenda, June 15, 2020.

Alderman Runnels moved, seconded by Alderman Mayfield that the Economic Development/Planning/Zoning Committee Meeting stand adjourned.

ROLL CALL:

Ayes: Fisher, Mayfield, Allen, Markham, Runnels, January

Nays: None

Absent: Evans

The Meeting adjourned at 7:44 p.m.

**ECONOMIC DEVELOPMENT/PLANNING/ZONING
COMMITTEE MEETING**

**MONDAY, JUNE 15, 2020
6:40 PM**

Alderman Allen called the meeting to order.

ROLL CALL:

Present: Mayfield, Evans, Allen, Markham, Runnels, January

Absent: Fisher

I. DISCUSSION OF 1713 ELIZABETH – DISPOSAL OF SURPLUS:

Senior City Planner, Nimrod Warda explained the address of 1713 Elizabeth Ave. was cleared; the value estimated **\$4,500**.

II. REVIEW/DISCUSSION FOR DISPOSAL OF CITY-OWNED PROPERTY:

Mr. Warda provided overview of available property in form of an attachment.

Alderman Allen questioned the public interest method; Mr. Warda stated it wasn't much value. Alderman Allen requested that the public was aware the properties were available for purchase; mainly residents and suggested signs were posted at the property site. Mr. Warda clarified the City reached out to adjacent property owners.

Alderman Evans agreed with the signs; he questioned clarification if employees could purchase and not allowed to the elected officials; Attorney Chris Welch verified that elected officials could not.

Alderman Markham questioned the number of North Chicago properties owned by Lake County; Mr. Warda stated he would obtain the information yet estimated **15-20** based on what was received.

III. DISCUSSION OF DCEO INFRASTRUCTURE GRANT:

Victor Barrera, Economic & Community Development Director explained the DCEO Infrastructure Grant was reimbursable and elaborated further.

The Mayor stated he wasn't certain with the grant and if the City would want to invest in it. He would speak to structure and evaluation initially.

IV. PENDING MATTERS:

SHERIDAN CROSSING STATUS

Mr. Barrera stated that an Investment Group currently had interest with Sheridan Crossing site. Alderman Allen questioned museum; Mr. Barrera clarified nothing much.

STARBUCKS – RT. 41

Alderman Evans questioned if a possible Starbucks located on Rt. **41**; Mr. Barrera explained was awaiting information concerning environmental cleanup. Alderman Evans asked if it was planned for year of **2020**; Mr. Barrera confirmed and Trotter & Associates were providing the recommendations.

INSPECTORS OR CONTRACTORS

Alderman Evans questioned if the City was utilizing city inspectors or contractors; Mr. Barrera stated that B&F Technical was handling for the inspections and the Building Code enforcers focused on the property maintenance. Alderman Evans asked the number of contractors; Mr. Barrera stated as needed.

MLK TIRE SHOP

Mr. Barrera explained that the petitioner decided not to open business at the designated location. Mr. Warda explained following repairs, there would be zoning action.

Alderman Runnels moved, seconded by Alderman Evans that the Economic Development/Planning/Zoning Committee Meeting stand adjourned.

ROLL CALL:

Ayes: Mayfield, Evans, Allen, Markham, Runnels, January

Nays: None

Absent: Fisher

The Meeting adjourned at 7:19 p.m.

**BUILDING/LICENSE
COMMITTEE MEETING**

**MONDAY, JUNE 15, 2020
7:19 PM**

Alderman January called the meeting to order.

ROLL CALL:

Present: Mayfield, Evans, Allen, Markham, Runnels, January

Absent: Fisher

**I. DISCUSSION OF LAKE COUNTY CHANGE TEAM JUNETEENTH CELEBRATION –
JUNE 19, 2020:**

Alderman January explained the Juneteenth Celebration.

The Mayor explained the day of **June 19, 2020; 4:00-8:00 p.m.**

Treasurer, Kenneth Robinson added it was on School District property.

II. PENDING MATTERS:

There was nothing for discussion.

Alderman Runnels moved, seconded by Alderman Allen that the Building/License Committee Meeting stand adjourned.

ROLL CALL:

Ayes: Mayfield, Evans, Allen, Markham, Runnels, January

Nays: None

Absent: Fisher

The Meeting adjourned at 7:22 p.m.

COMMITTEE OF THE WHOLE

MONDAY, JUNE 15, 2020
7:38 PM

Mayor Rockingham called the meeting to order.

ROLL CALL:

Present: Mayfield, Evans, Allen, Markham, Runnels, January

Absent: Fisher

I. DISCUSSION – REDISTRICTING EVALUATION:

Chief of Staff, Deb Waszak requested to speak with an expert to ensure wards were balanced.

Attorney Welch explained it was required by United States Constitution the redistricting completed after the census. Wards should be evenly balanced and recommended further review following its completion.

Alderman January questioned when census data would be available; Mrs. Waszak stated **December 2020**. Attorney Welch stated the extension date of **October 2021**. He added the current data and following completion of census numbers.

II. DISCUSSION – LIQUOR/GAMING PARLOR LICENSE FOR PARIS BANQUET HALL:

Alderman Allen agreed and stated that “good things at Paris Banquet Hall.”

Alderman Runnels moved, seconded by Alderman Markham that Committee of the Whole stand adjourned.

MOTION CARRIED BY VOICE VOTE

Alderman Fisher was absent.

The meeting adjourned at 7:58 p.m.

**JUDICIARY
COMMITTEE MEETING**

**MONDAY, JULY 06, 2020
7:11 PM**

Vice Chairman, Alderman Mayfield called the meeting to order.

ROLL CALL:

Present: Mayfield, Evans, Allen, Markham, Runnels, January

Absent: Fisher

I. DISCUSSION OF 1234 SHERIDAN RD. – HIGHWAY AUTHORITY AGREEMENT:

Attorney David Silverman explained there was contamination on private property that had spread to another site.

Alderman Evans questioned the owners and why now; Attorney Silverman explained.

Alderman Evans inquired if any new building(s); Attorney Silverman stated was uncertain.

Alderman Allen questioned responsibility; Attorney Silverman explained would proceed following the owners.

Alderman Runnels moved, seconded by Alderman Allen that Judiciary Committee Meeting stand adjourned.

ROLL CALL:

Ayes: Mayfield, Evans, Allen Markham, Runnels, January

Nays: None

Absent: Fisher

The meeting adjourned at 7:25 p.m.

**PUBLIC WORKS
COMMITTEE MEETING**

**MONDAY, JULY 06, 2020
7:25 PM**

Alderman Evans called the meeting to order.

ROLL CALL:

Present: Mayfield, Evans, Allen, Markham, Runnels, January

Absent: Fisher

**I. DISCUSSION/REVIEW OF 14TH STREET WATER MAIN REPLACEMENT –
CONSIDERATION OF WORK ORDER FOR CONSTRUCTION ENGINEERING
SERVICES:**

City Engineer, Steve Cieslica explained that the contractor's contract was approved. The Engineering service was on the agenda.

**II. DISCUSSION/REVIEW OF DUGDALE WATER MAIN EXTENSION - CONSIDERATION
OF WORK ORDER FOR CONSTRUCTION ENGINEERING SERVICES:**

Discussed with Item II

**III. DISCUSSION TO DECLARE THE NORTH CHICAGO LIBRARY'S 2008 CHEVROLET
BOOKMOBILE AS SURPLUS AND FOR THE AUTHORITY TO ADVERTISE AND
SOLICIT PUBLIC BIDS FOR THE SALE OF SAME TO THE HIGHEST AND MOST
RESPONSIVE BIDDER:**

Alderman Runnels explained there was (7) bids received for 2008 Chevrolet Bookmobile as surplus.

Alderman January questioned why was the City declaring it as such; Alderman Runnels explained the library had a new vehicle.

Public Works Director, Ed Wilmes explained it was a city asset. Alderman January requested bid date/time and referred back to the City.

Attorney Silverman clarified was the City's property. Alderman January questioned bluebook value and recommended the City transferred the new vehicle to the Library.

Alderman Allen suggested that the City possessed it.

**IV. DISCUSSION REGARDING A PROPOSED INTERGOVERNMENTAL AGREEMENT
WITH LAKE COUNTY STORMWATER MANAGEMENT COMMISSION (LCSMC)
REGARDING WITH ACQUISITION, USE, MAINTENANCE AND FUTURE DISPOSITION
OF REAL PROPERTY:**

Mr. Wilmes explained that item IV referred to flood relief.

Alderman Evans suggested that Lake County Stormwater Management Commission (LCSMC) attempted to seek other sites in the City.

The Mayor suggested Willow Glen; Alderman Evans questioned clarification of location.

The Mayor explained that LCSMC would assist with the detention pond.

Alderman Evans strongly stated were other people also within that needed assistance.

Alderman Allen moved, seconded by Alderman Runnels that Public Works Committee Meeting stand adjourned.

ROLL CALL:

Ayes: Mayfield, Evans, Allen Markham, Runnels, January

Nays: None

Absent: Fisher

The meeting adjourned at 7:49 p.m.

**ECONOMIC DEVELOPMENT/PLANNING/ZONING
COMMITTEE MEETING**

**MONDAY JULY 06, 2020
7:50 PM**

Alderman Allen called the meeting to order.

ROLL CALL:

Present: Mayfield, Evans, Allen, Markham, Runnels, January

Absent: Fisher

I. DISCUSSION OF SURPLUS REAL ESTATE DECLARATION – PINS 126204014 & 126204015:

Senior City Planner, Nimrod Warda explained the Foss Park donations to the City were considered declaration of surplus.

Alderman Allen suggested to post signs and minimize bidding; Mr. Warda stated there were signs ordered including an online list.

Alderman Evans questioned timeline for the signs in the yard. Mr. Warda stated was to be determined, estimated month and it was more likely to be the auction method. He suggested a meeting scheduled with Economic Development Director, Victor Barrera and Mr. Warda with further research.

II. DISCUSSION FOR SALE OF SURPLUS PROPERTY – 1713 ELIZABETH AVENUE: (BID ACCEPTANCE)

Mr. Warda explained an appraisal method of **\$4,500** was performed on the property. An adjacent owner to the south had appraised it at a lesser amount of **\$3,650.00**. He clarified didn't require council action and that it met the **80%** threshold beyond appraised value. Once issue was resolved with the City, they could proceed with the sale hopefully within the next (2) weeks.

III. DISCUSSION FOR SALE OF SURPLUS PROPERTY – PINS 08-31-414-008 & 12-06-210-027: (AUCTION ADVERTISEMENT)

Mr. Warda explained/requested sale for auction. The appraised values would be estimated less than half of the assessed value of **\$25,000**. He suggested auction method with threshold of **\$5,000**.

Alderman January questioned if the (2) properties were a "prime" location; Mr. Warda acknowledged they were based on the geography. She suggested a higher value for sale of property if possible between **\$10-12,000** resulting in city profit.

Alderman Allen agreed with Alderman January's recommendation. Mr. Ward referred him to Mr. Barrera, Economic & Community Development Director.

Alderman Markham questioned the dimensions of the properties; Mr. Ward explained a **50ft.** lot west of Green Bay Rd. and the other; **85 ft.** Mr. Warda suggested **\$10,000** minimum.

Alderman Allen questioned clarification of location near the water tower. Mr. Warda acknowledged it was and were (2) existing lots behind it.

IV. DISCUSSION OF 2323 GREEN BAY ROAD – REZONING:

Mr. Barrera explained there were (2) separate parcels; one for rezoning at **2323** Green Bay Rd. and the other for **24th** St. right-of-way in the plat of survey. Alderman Evans questioned company/organization; Mr. Barrera stated was the Veterans Closet. He elaborated further.

Alderman January questioned clarification of the zoning; Mr. Barrera explained/directed to the map and further stated that the owner requested one zoning classification to **CW**. She questioned easement at **24th** St; Mr. Barrera directed her to the map that the property line extended to **24th** St. He requested the land was provided to the City for public purposes estimated **7000** sq. ft.

Alderman Allen agreed with the zoning of **CW**.

This will be placed on the next **Council Agenda, July 20, 2020**.

Alderman Runnels moved, seconded by Alderman Mayfield that Economic Development/Planning/Zoning Committee Meeting stand adjourned.

ROLL CALL:

Ayes: Mayfield, Evans, Allen Markham, Runnels, January

Nays: None

Absent: Fisher

The meeting adjourned at 8:15 p.m.

COMMITTEE OF THE WHOLE

MONDAY, JULY 06, 2020

8:15 PM

Mayor Rockingham called the meeting to order.

ROLL CALL:

Present: Mayfield, Evans, Allen, Markham, Runnels, January

Absent: Fisher

I. DISCUSSION – HONORARY STREET NAMING OF 20TH ST. BETWEEN DUGDALE RD. AND GREEN BAY RD. TO PASTOR CHARLES TAYLOR OF PRAYER GARDEN CHURCH:

The Mayor explained that the request was addressed for the honorary street naming of 20th St. between Dugdale Rd. and Green Bay Rd. to Pastor Charles Taylor of Prayer Garden. He understood it was a process and requirement of (3) per year.

Alderman Markham announced Pastor Charles Taylor's 50th year at the Prayer Garden Church. He explained if possible to place an honorary sign. It would be a one-block area honoring him.

Alderman Allen questioned clarification with following rules for Honorary Street Naming; Alderman January stated he was a "pillar in the community." She also agreed even it surpassed the number adding question of signs with same location. Alderman Markham stated there wasn't.

Alderman Mayfield urging to try maintaining the rules, yet stated he was an exceptional individual and the majority of the council agreed. She suggested ensuring that the unveiling of the sign was provided to council members.

The Mayor directed Alderman Markham requesting proper documents and time needed. He acknowledged and thanked the Mayor.

This will be placed on the next **Council Agenda, July 20, 2020.**

II. DISCUSSION/REVIEW OF REDISTRICTING/WARD FINDINGS:

Ms. Kimball Brace, Election Data Services explained his background and experience with redistricting in the 5th decade. He was asked to review the ward findings. City Clerk provided information from 2000. In 2011 council made changes. In his finding, it reflected ward discrepancies according to the ward boundaries. It was based on population of Great Lakes Naval Base, the VA Hospital and the University census. He suggested in separating them. The registered voters were reviewed from the last (6) elections and non-participation of 47%.

Attorney Silverman concurred with the State Law and Supreme Court. He was concerned that ward deviation could result in a civil lawsuit. The data was hopefully helpful in balancing the ward moving forward.

Alderman January disagreed with the map based on the last (2) elections. Mr. Brace clarified the map was issued from year 2009. The ward boundary lines were currently different at this time. She also disagreed with the proposed maps and number of registered voters etc. in ward 7. It was contingent upon the quantity of those in military housing and on the naval base that was constantly changing. She disagreed with the ward boundaries compared to Lake County.

Alderman Allen questioned if any changes to the wards/boundaries; Attorney Silverman explained the greatest risk was a civil right lawsuit held in federal court. He would ensure it and soft deviations.

Alderman Runnels questioned if ward findings was complete. The Mayor suggested ward structuring, providing alternate scenarios and adhering to the courts. Mr. Brace explained that the census was in process of conducting yet due to delay of the virus. A source was identified for plan changes including council feedback and their final decision.

Alderman Evans disagreed that the proper documents couldn't efficiently identify each ward; the number was yet to be counted and he asked how the ward could be balanced. Mr. Brace explained he would review the feedback from the council members and their respective ward boundaries. A possible Public Hearing for the community. Alderman Evans questioned the cost of the study; Mr. Brace stated amount of **\$9,900**. Alderman Evans expressed his difference in opinion and that the monies could be utilized for other city needs.

Alderman Runnels questioned following step; The Mayor explained it was contingent upon final council decision and strongly expressed the necessary ward alignment.

Alderman Markham stated that the Senior City Planner was to review the ward boundaries and council minutes were to be provided. The Mayor explained it was for the purpose if a **2010** census that was performed and uncertain if it was submitted to Lake County.

Mr. Warda explained his findings and not directly involved at that time. There was an ordinance that was approved/provided yet not codified and no legal description sent. He could also provide a link with the **2012** ward boundaries. Clarified no map was codified.

Alderman Markham requested the council minutes. The City Clerk honored his request.

Mr. Brace explained the map provided was the tool for the ward boundaries. He added the wards were color coded. Alderman Markham and the Mayor questioned clarification. Mr. Brace explained.

Alderman Mayfield recalled various scenarios for the ward redistricting. The ordinance was approved and Lake County should have the information.

Alderman Runnels clarified that the City could be challenged and expressed his concern.

The Mayor provided (2) options to pre-count census and/or verified count. Alderman January suggested continued discussion of the census count etc.

III. DISCUSSION OF GP LIQUOR LICENSE AT 601 10TH STREET – AVIDA PARTNERS:

The Mayor explained that Avida Partners had requested a gaming parlor liquor license at **601 10th St.** This will be placed on the Council Agenda, **July 20, 2020**.

IV. DISCUSSION OF COACH AL'S 12TH ANNUAL FATHER'S DAY JAM – JULY 18, 2020:

The Mayor discussed the special event, "Coach Al's 12th Annual Father's Day Jam," **Saturday, July 18, 2020; 12:00 p.m.-8:00 p.m.**, located at **1702 Lincoln Street**. Police officers were requested.

Alderman Mayfield moved, seconded by Alderman Runnels that Committee of the Whole stand adjourned.

ROLL CALL:

Ayes: Mayfield, Evans, Allen Markham, Runnels, January

Nays: None

Absent: Fisher

The meeting adjourned at 10:01 p.m.

**ECONOMIC DEVELOPMENT/PLANNING/ZONING
COMMITTEE MEETING**

**MONDAY JULY 20, 2020
6:52 PM**

Alderman Allen called the meeting to order.

ROLL CALL:

Present: Mayfield, Evans, Allen, Markham, Runnels, January

Absent: Fisher

**I. DISCUSSION OF 3120 SKOKIE HWY – REDEVELOPMENT CONCEPT PLAN
PRESENTATION:**

Economic & Community Development Director, Victor Barrera explained that **3120** Skokie-Highway Redevelopment concept plan was estimated (**7**) acres.

Mr. Mike MacKinnon & Troy, Bluestone Partners LLC, explained a portion of Skokie Hwy was TIF related. Mr. Barrera agreed it would be fine for the area. There would be approximately (**30**) employees.

Alderman Allen questioned if any cost to the City; he supported the development. Alderman Runnels agreed and had his support for the project. Mayor thought it would be beneficial.

Mr. Barrera explained there would be adjacent owners.

Alderman Evans strongly expressed his disappointment with only development on the outskirts of the City, not through the town and questioned why no other bidders. Mayor Rockingham elaborated.

Alderman Allen clarified there was traffic flow on Rt. **41**.

**II. DISCUSSION OF ZONING ORDINANCE TEXT & MAP AMENDMENT – CANNABIS
MANUFACTURING:**

Mr. Barrera stated he wasn't ready for discussion at this time.

**III. DISCUSSION OF 2250 GREENFIELD AVE. – SPECIAL USE PERMIT FOR A KENNEL,
DOG TRAINING FACILITY AND CARE TAKER'S RESIDENCE:**

Senior City Planner, Nimrod Ward explained there were issues discussed with the homeowner and cleared. Leslie Rogers, Business Owner would be occupying it for the kennel/dog training facility. Improvements were being made to the building. The business location was a paramount importance.

Mayor Rockingham was welcoming to those bringing something positive to the City. He asked of some of the issues. Mr. Ward explained there were dogs on the property already; Ms. Rogers said they were only there overnight and to be transported to Wisconsin. There was cages, shelving and food. Mr. Don Cederberg (owner) suggested to view

Alderman Allen expressed his appreciation.

IV. DISCUSSION – DISPOSAL OF SURPLUS PROPERTY: (CONDITION OF SALE)

Alderman Allen explained there were (**2**) lots in the **4th** ward at **0** Fairway Lane and/**2920 20th** Place, adjacent to the water tower. Mr. Allen strongly expressed the unfairness of property owners unable to build on a lot. Attorney Simon explained.

The Mayor questioned clarification of the property location; Mr. Barrera explained.

He suggested committed purchasers as homeowners that would increase the value of surrounding areas.

Alderman Evans suggested lowering the cost in attracting more potential homeowners and a month timeline in building a home. Allow the citizens the opportunity. Attorney Simon explained

Mr. Warda questioned clarification to maintain current bid posting at this time and if no potential bids within timeline suggested to re-access.

The Mayor suggested (60) day-timeline before any changes. Alderman Allen directed that timeframe.

V. PENDING MATTERS:

There was nothing for discussion.

Alderman Runnels moved, seconded by Alderman Evans that Economic Development/Planning/Zoning Committee Meeting stand adjourned.

ROLL CALL:

Ayes: Mayfield, Evans, Allen Markham, Runnels

Nays: None

Absent: Fisher, January

The meeting adjourned at 8:03 p.m.

**PUBLIC WORKS
COMMITTEE MEETING**

**MONDAY, JULY 20, 2020
8:03 PM**

Alderman Evans called the meeting to order.

ROLL CALL:

Present: Mayfield, Evans, Allen, Markham, Runnels

Absent: Fisher, January

I. DISCUSSION/CONSIDERATION OF AWARDED A PROFESSIONAL SERVICES CONTRACT IN THE AMOUNT OF \$40,650.00 TO TRI-R SYSTEMS, INC. FOR NEW COMPUTERS, SOFTWARE AND CONFIGURATION REQUIRED FOR THE OPERATION OF THE WATER TREATMENT PLANT:

Ed Wilmes, Public Works Director explained the computer software was no longer supported by the vendors at this time. The Tri-R Systems was recommended for the new computers, software and configuration. Alderman Markham questioned if it was within the budget; a bid item and if audited; Mr. Wilmes acknowledged was in the **2020** budget. Mr. Wilmes explained it was a specialty bid.

Attorney Simon suggested separate bidding for professional services and the computer items as commodities.

Alderman Markham suggested alternative company within Lake or Cook County area. Mr. Wilmes stated would honor his suggestion.

The Mayor explained there were phases to the long project. He preferred ensuring the company chosen could perform entire process reflective of the water plant.

Alderman Allen suggested additional bidding. Alderman Evans directed Mr. Wilmes to search for other companies.

II. DISCUSSION/CONSIDERATION OF ENTERING INTO A INTERGOVERNMENTAL AGREEMENT WITH LAKE COUNTY STORMWATER COMMISSION AND THE UNITED STATES NAVY FOR PROFESSIONAL ENGINEERING SERVICES REQUIRED FOR THE COMPLETION OF A STORMWATER STUDY TO REDUCE REGIONAL FLOODING:

Item **II** was not currently budgeted. Mr. Warda supported it for the entire Skokie highway area including the generous amount for the navy share of the drainage study.

Alderman Evans requested studies within the City of North Chicago.

III. DISCUSSION/CONSIDERATION OF AWARDED A CONTRACT VALUED AT A NOT TO EXCEED LIMIT OF \$35,000 WITH PRECISION PAVEMENT MARKING SERVICES FOR THE STRIPING OF CITY STREETS:

Mr. Wilmes explained Item **III** was an annual maintenance project. He estimated a lesser amount.

This will be placed on the next **Council Agenda, August 03, 2020.**

IV. DISCUSSION/CONSIDERATION OF AWARDED A CONTRACT VALUED AT A NOT TO EXCEED LIMIT OF \$25000 TO CAM, LLC FOR PAVEMENT PRESERVATION TREATMENT SERVICES OF SELECT CITY STREETS:

Mr. Wilmes explained an annual contract awarded to CAM LLC at a not to exceed limit of **\$25,000**.

This will be placed on the next **Council Agenda, August 03, 2020**.

Alderman Allen moved, seconded by Alderman Runnels that Public Works Committee Meeting stand adjourned.

ROLL CALL:

Ayes: Mayfield, Evans, Allen Markham, Runnels, January

Nays: None

Absent: Fisher

The meeting adjourned at 8:28 p.m.

**ECONOMIC DEVELOPMENT/PLANNING/ZONING
COMMITTEE MEETING**

**MONDAY AUGUST 03, 2020
6:21 PM**

Alderman Allen called the meeting to order.

ROLL CALL:

Present: Mayfield, Evans, Allen, Markham, Runnels, January

Absent: Fisher

I. REVIEW DISCUSSION OF SPECIAL USE PERMIT AT 2250 GREENFIELD AVE. FOR A KENNEL DOG TRAINING FACILITY AND CARETAKER'S RESIDENCE:

Senior City Planner, Nimrod Warda explained that **June 25, 2020**, estimated (15) dogs on site; concrete blocks and no sprinkler system. **July 29, 2020**, he was flagged by an owner around the property. Item I would be returned to Planning & Zoning Commission and Council at a later date.

Alderman Evans questioned clarification of complaints received. Mr. Warda explained had received other complaints with Ms. Rogers and preferred not to elaborate further.

Alderman January questioned if they had issued a business license; the name and exact plans; Mr. Warda stated they did not.

Leslie Rogers, trainer explained had expanded the plan, initial proposition at **2250** Greenfield Avenue boarding, training including grooming and received inquiries for a potential veterinarian facility. She clarified had evidence of allegations vs. hearsay.

Alderman Evans questioned type of revenue to the City; Ms. Rogers was unaware.

Alderman January asked the breed of dog; type of training; name of business; if breeder was AKC certified; Ms. Rogers explained it was individual based, she wasn't a breeder and the name was Educated Canine. Alderman January questioned clarification if was originally "doggy daycare;" Rogers disagreed and that her interest was in training and she received a good standing with AKC.

Mr. Warda advised had side-barred with another attorney from Ancel Glink firm with possible Public Hearing process and to reserve discussion until following with Planning/Zoning Commission meeting.

Alderman January agreed with a Public Hearing and then the zoning process. The City had ensured diligent efforts defending their reputation concerning animals. Alderman Markham echoed Alderman January's sentiments until further investigation.

Attorney Chris Welch advised motion for official recommendation of Planning/Zoning Commission Public Hearing including roll call.

Alderman Markham moved, seconded by Alderman January returning to Planning/Zoning Commission for Public Hearing.

ROLL CALL:

Ayes: Mayfield, Evans, Allen, Markham, Runnels, January

Nays: None

Absent: Fisher

II. DISCUSSION OF CANNABIS ESTABLISHMENTS – ZONING TEXT & MAP AMENDMENT:

Economic & Community Development Director, Victor Barrera explained previously discussed at the April committee meeting, the geographical areas. There was also a general consensus of the council. Mr. Barrera explained the original ordinance excluded regulations for cultivation centers and suggested including all cannabis businesses. He added the boundaries remained. The Manufacturing businesses would require a Special Use Permit.

Alderman Evans questioned/confirmed location of dispensary; Mr. Warda questioned clarification of a dispensary or production facilities; the dispensary was along the Skokie Highway Corridor.

Mr. Barrera explained the **\$10,000,000** redevelopment project in the same location south of Buckley Rd. Alderman Evans expressed his concern with development in the inner City of North Chicago.

Mr. Barrera would need a directive to present another amendment for city consideration.

Alderman Markham questioned any feedback received for or against the Zoning Map/Text Amendment; Mr. Barrera stated he did not.

The Mayor's understanding was that the council's decision was locating the dispensary on Rt. **41** due to the strong flow of traffic. He would agree with council decision if located in the City limits. Alderman Markham disagreed. He was concerned with how it would impact the Sheridan Crossing development.

Alderman Allen agreed with location on Rt. **41** as approved.

Alderman January strongly suggested/clarified limiting the number of liquor licenses, video gaming and dispensaries. Alderman Evans clarified there was no current development on Sheridan Crossing and he suggested developing other retail businesses attracting additional city growth.

III. DISCUSSION – SALE OF SURPLUS PROPERTY: (ALDERMAN'S REQUEST)

Alderman Allen questioned if **30** or 60-day timeline for the sale of surplus property. Alderman Evans agreed with **30** days and the same thereafter.

Alderman Allen questioned if any potential legalities; Mr. Barrera clarified the sale was already advertised. It was nearing the bid deadline.

Mr. Warda explained received a number of inquiries; some of the trees to be removed were costly.

Alderman Allen echoed Alderman Evans' sentiments of **(30)** days and following would move forward in another direction.

The Mayor explained they were buildable lots; the **(2)** individuals preferred a house built generating property tax and new residents to the City. He questioned the rush of selling them if not intended to build. Alderman Allen suggested once sold they would allow **(60)** days if willing to build a home within a year.

Mr. Warda explained there were new parameters and he provided various options and would be presented to council for and extension. The Mayor questioned approximate price; Alderman Allen, **\$10,000**. Mr. Warda stated that the amount was based on surrounding properties.

The Mayor inquired of the **14th** St/Pulaski Dr. development; Mr. Warda and Mr. Barrera were both unaware.

Ed Wilmes, Public Works Director explained the contractor had cleared 3-4 lots and the owner was selling them.

IV. PENDING MATTERS:

There was nothing for discussion.

QUESTIONS/COMMENTS

Alderman January expressed her appreciation and thankful of Ms. Roger's meeting presence.

Alderman Evans questioned/requested all available property sale list. Alderman Allen would ensure that it was provided to the council members before sold. Mr. Warda would be adding the list of properties sold from January **2019** including pending purchases to be reviewed at a later date.

Alderman Runnels moved, seconded by Alderman Mayfield that Economic Development/Planning/Zoning Committee Meeting stand adjourned.

ROLL CALL:

Ayes: Mayfield, Evans, Allen, Markham, Runnels, January

Nays: None

Absent: Fisher

The meeting adjourned at 7:15 p.m.

**PUBLIC SAFETY
COMMITTEE MEETING**

**MONDAY, AUGUST 03, 2020
7:15 PM**

Alderman Mayfield called the meeting to order.

ROLL CALL:

Present: Mayfield, Evans, Allen, Markham, Runnels, January

Absent: Fisher

**I. DISCUSSION OF INTERGOVERNMENTAL AGREEMENT BETWEEN THE
DEPARTMENT OF HEALTHCARE AND FAMILY SERVICES/NORTH CHICAGO FIRE
DEPARTMENT:**

Fire Chief Dell Urban explained the Intergovernmental Agreement proposal between the Department of Healthcare and Family Services/North Chicago Fire Department. It would provide additional funding for the Medicaid clients that were ground emergency transport. The deadline was **September 01, 2020**.

Alderman January expressed appreciation of the information for the community received from Fire Chief Urban.

This will be placed on the next **Council Agenda, August 17, 2020**.

Alderman Allen moved, seconded by Alderman Evans that the Public Safety Committee Meeting stand adjourned.

ROLL CALL:

Ayes: Mayfield, Evans, Allen Markham, Runnels, January

Nays: None

Absent: Fisher

The meeting adjourned at 7:19 p.m.

**BUILDING/LICENSE
COMMITTEE MEETING**

**MONDAY, AUGUST 03, 2020
7:20 PM**

Alderman January called the meeting to order.

ROLL CALL:

Present: Mayfield, Evans, Allen, Markham, Runnels, January

Absent: Fisher

I. DISCUSSION OF TAXICAB FEES:

Alderman January stated was informed by local taxi companies; disappointed of the fees in existing ordinance and threatened services to the North Chicago community. She requested an update; the Mayor explained due to COVID-19 the drivers received less calls from the Navy. He clarified they were still operating their business and needed to inspect and certified their vehicles ensuring passenger's safety. She suggested a reduction by waiving the inspection rate of \$50 fee; the Mayor would have to offer the same reduction of other agencies in fairness. He explained video gaming business fees were waived if the business was closed. The ordinance would be adhered once reopened.

She clarified was a timeframe that the taxi drivers were sheltered and inoperable.

The Mayor offered the drivers applied for assistance. Alderman January explained a major taxicab company qualified yet unaware if the drivers would. Council would have the final decision.

Alderman Allen questioned if initial inspection failed and/or would additional fees be incurred; Chief Perez explained they waived a couple re-inspections before fees were applied.

II. PENDING MATTERS:

There was nothing for discussion.

Alderman Allen moved, seconded by Alderman Runnels that Building/License Committee Meeting stand

ROLL CALL:

Ayes: Mayfield, Evans, Allen Markham, Runnels, January

Nays: None

Absent: Fisher

The meeting adjourned at 7:34 p.m.

COMMITTEE OF THE WHOLE

MONDAY, AUGUST 03, 2020
7:35 PM

Alderman January called the meeting to order.

ROLL CALL:

Present: Mayfield, Evans, Allen, Markham, Runnels, January

Absent: Fisher

I. REVIEW DISCUSSION OF GP LIQUOR LICENSE AT 601 10TH STREET – AVIDA PARTNERS:

The Mayor clarified item **I** was tabled from last meeting until further notice.

II. REVIEW DISCUSSION OF GP LIQUOR LICENSE AT 1720 SHERIDAN RD:

The Mayor explained that the owner was willing to reduce his machines from (5) to (3).

Alderman Allen questioned if the machines were in front viewing; the Mayor acknowledged they were.

Alderman Allen asked why Tee Pee Liquors moved to another area and not Sheridan Rd; the Mayor explained they were to be relocated in the suite adjacent to them.

Alderman Evans clarified per ordinance was the error of Tee Pee establishment and was provided a grace period of a year to move next door as per ordinance. The business on Sheridan Rd. would build a booth for the (3) gaming machines. The Mayor explained were 2 others on the opposite side of the street. He addressed legal with the changed request.

Attorney Chris Welch explained this was a new request, motion and different application.

This will be placed on the next **Council Agenda, August 17, 2020** as advised.

Alderman Allen moved, seconded by Alderman Runnels that Committee of the Whole stand adjourned.

MOTION CARRIED BY VOICE VOTE

Alderman Fisher was absent.

The meeting adjourned at 7:42 p.m.

**PUBLIC SAFETY
COMMITTEE MEETING**

**MONDAY, AUGUST 17, 2020
CITY OF NORTH CHICAGO
1850 LEWIS AVENUE, NORTH CHICAGO, IL 60064
HELD VIRTUALLY VIA ZOOM
FOLLOWING CITY COUNCIL MEETING**

Alderman Mayfield called the meeting to order.

ROLL CALL:

Present: Mayfield, Evans, Allen, Markham, Runnels, January

Absent: Fisher

I. REVIEW DISCUSSION OF BOOT ORDINANCE:

Police Chief, Lazaro Perez expressed had some concerns with existing ordinance.

Alderman January stated no copy of the ordinance was provided; Attorney Simon cited City Code; **10-11-3**; Immobilization.

Alderman Markham requested additional information. There remained parking overnight concerns during patrol. He questioned if patrol was ticketing; asked from the Comptroller's Office a report of collections and lastly clarified parking wasn't enforced.

Chief Perez explained that patrol was ticketing, provided not occupied. He would update the Boot Ordinance within several months.

Alderman Allen questioned if ticketing was effective and if tickets were being paid.

Attorney Simon agreed with Chief Perez; rewriting the ordinance would assist with booting. He explained the D License suspension. He clarified the boot ordinance was clumsy and only at times effective.

The Mayor stated it was ensured.

Alderman Markham audibly participated. He questioned the collection agency possibility.

Alderman January expressed appreciation for providing the city code. She indicated it was outdated.

II. REVIEW DISCUSSION OF ROBO CALL POLICY:

Fire Chief, Dell Urban provided the Standard Operating Procedures for emergency notifications. There were just under **6,000** subscribers.

Alderman Mayfield questioned clarification if the robocalls were originally for Ward meetings.

Alderman January agreed to have procedure documented to be utilized effectively for robocall use; need to have another/other voices for blackboard connect so calls were not perceived as electioneering/campaigning.

Alderman Evans clarified that the Mayor currently was the only elected official utilizing it. It was only for informational purposes mainly needed with enforcement issues.

Alderman Markham emphasized that his understanding that it was for disseminating information for emergencies; Community Days notification was not an emergency. Alderman Evans disagreed and elaborated further.

Alderman Mayfield stated she would reach out to the Fire Chief for some type of policy. The fireworks was uplifting to the community during pandemic and crisis.

Alderman Runnels moved, seconded by Alderman Allen that Public Safety Committee Meeting stand adjourned.

ROLL CALL:

Ayes: Mayfield, Evans, Allen, Markham, Runnels, January

Nays: None

Absent: Fisher

The meeting adjourned at 7:00 p.m.

**ECONOMIC DEVELOPMENT/PLANNING/ZONING
COMMITTEE MEETING**

**MONDAY AUGUST 17, 2020
7:00 PM**

Alderman Allen called the meeting to order.

ROLL CALL:

Present: Mayfield, Evans, Allen, Markham, Runnels, January

Absent: Fisher

I. DISCUSSION OF DISPOSAL OF SURPLUS PROPERTY – PIN 08-31-414-008: (0 FAIRWAY LANE)

Senior City Planner, Nimrod Warda explained the auction method for both bid properties had expired. The only bid received was for address of **2920 20th Place**. He suggested an extension of **(30)** days with bid amount of **\$5,000** for the property of **0 Fairway Lane**. He suggested could be advertised with another property at the next meeting.

II. DISCUSSION OF DISPOSAL OF SURPLUS PROPERTY – PIN 12-06-210-027: (2920 20TH PLACE)

Economic & Community Development Director, Victor Barrera opened (1) bid of **\$10,000**. It was received from Amias Turman, Building Code Enforcer for address of **2920 20th Place**.

Alderman January questioned the bid amount and fair market price for property at **0 Fairway Lane**; Mr. Barrera estimated **1.25** sq. foot. Much money was needed to clear the trees an estimated; property value of **\$12,000**. Mr. Warda explained the worth of tree removal in the amount of **\$5-15,000**.

Alderman January agreed with no lower than **\$5,000**.

The Mayor expressed the need of houses to build on the property and abide with the city agreement.

This will be placed on the next **Council Agenda**

III. PENDING MATTERS:

There was nothing for discussion.

Alderman Mayfield moved, seconded by Alderman Evans that Economic Development/Planning/Zoning Committee Meeting stand adjourned.

ROLL CALL:

Ayes: Mayfield, Evans, Allen, Markham, Runnels, January

Nays: None

Absent: Fisher

The meeting adjourned at 7:11 p.m.

**FINANCE
COMMITTEE MEETING**

MONDAY, AUGUST 17, 2020

**I. REVIEW DISCUSSION OF ORDINANCE ENACTING AND LEVYING GAS USE TAX
AMENDMENT:**

City Clerk, Lori Collins clarified Item I was contingent upon council approval.

**BUILDING/LICENSE
COMMITTEE MEETING**

**MONDAY, AUGUST 17, 2020
7:11 PM**

Alderman January called the meeting to order.

ROLL CALL:

Present: Mayfield, Evans, Allen, Markham, Runnels, January

Absent: Fisher

I. DISCUSSION OF SPECIAL EVENT; PARIS ANNUAL TRUCK SHOW, SEPTEMBER 06, 2020; 12:00 PM – 8:00 PM:

Alderman January expressed high concern with amount of **200** trucks due to the pandemic. She questioned how 6ft-social distancing would be maintained and would reach out to the owner. The Mayor was also concerned with number of individuals and procedures followed.

Alderman Allen suggested rescheduling at this time; echoing Alderman January with strong concern.

Alderman Mayfield agreed with Alderman Allen.

Attorney Simon advised there was a general consensus to deny and option of directing the staff.

Alderman January agreed to deny.

The Mayor questioned direction of council members to edit and presenting a safety plan.

Alderman Markham disagreed with the need of requesting revisions since the cancelling of community days.

The City Clerk stated would send correspondence to requestor with denying request at this time.

The Mayor suggested of revising procedures. The parking lot allotted (**500**). Alderman January offered to revisit presentation with a solid plan.

Alderman Markham questioned clarification with plan in a 2-week timeline; Alderman January suggested another week for review. Alderman Markham agreed with Alderman Allen to reschedule the event comparative to Community Days. Alderman January clarified the fireworks display event was held for a large number in the community.

Attorney Simon offered option in reserving number of trucks and attendees and moving in same direction to be considered. Alderman January stated it was contingent upon their plan. She was in favor of control resulting in enjoying themselves.

II. PENDING MATTERS:

There was nothing for discussion.

Alderman Allen moved, seconded by Alderman Evans that Building/License Committee Meeting stand

ROLL CALL:

Ayes: Mayfield, Evans, Allen Markham, Runnels, January

Nays: None

Absent: Fisher

The meeting adjourned at 7: 27 p.m.

COMMITTEE OF THE WHOLE

**MONDAY, AUGUST 17, 2020
7:27 PM**

Mayor Rockingham called the meeting to order.

ROLL CALL:

Present: Mayfield, Evans, Allen, Markham, Runnels, January

Absent: Fisher

I. DISCUSSION OF CENSUS UPDATE:

Chief of Staff, Deb Waszak reviewed attachment of the census update. Those experiencing homelessness, the timeline to be counted was from **September 22-24**. The deadline was revised for reporting **September 30, 2020**. She urged the need of census count by methods of online, phone or mail etc. The numbers impacted city funding. The student workers have been diligent in reaching out to the North Chicago community. She acknowledged Alderman Mayfield.

Alderman Allen questioned if anyone had recently visited Cole Park; Mrs. Waszak stated was unsure. He would contact Manchester Knowles apartment complex and Brookstone @ Coles Park to assure those residents were participating in the Census.

The Mayor questioned if other sites considered. Mrs. Waszak stated the students were unaware of the identifiers to addresses. She recommended those who work for the census.

Alderman Evans announced Census Awareness Parade, **August 29, 2020** from **10:00 a.m. – 2:00 p.m.** at Bok Park. The Library and Rotary Club members would be enforcing social distancing. He encouraged conveying it to others.

II. EXECUTIVE SESSION 5 ILCS 120 2 (C)(11) – PENDING OR IMMINENT LITIGATION:

Alderman Mayfield moved, seconded by Alderman Allen that Committee of the Whole suspend at **7:44 p.m.** to Executive Session 5 ILCS 120 2 (C)(11) – Pending or Imminent Litigation.

ROLL CALL:

Ayes: Mayfield, Evans, Allen Markham, Runnels, January

Nays: None

Absent: Fisher

Alderman Runnels moved, seconded by Alderman Markham to Resume Committee of the Whole at **8:09 p.m.**

ROLL CALL:

Ayes: Mayfield, Evans, Allen Markham, Runnels, January

Nays: None

Absent: Fisher

Alderman Runnels moved, seconded by Alderman Markham that Committee of the Whole stand adjourned.

ROLL CALL:

Ayes: Mayfield, Evans, Allen Markham, Runnels, January

Nays: None

Absent: Fisher

The meeting adjourned at 8:13 p.m.

**PUBLIC WORKS
COMMITTEE MEETING**

**TUESDAY, SEPTEMBER 08, 2020
CITY OF NORTH CHICAGO
1850 LEWIS AVENUE, NORTH CHICAGO, IL 60064
HELD VIRTUALLY VIA ZOOM
6:31 PM**

Alderman Mayfield called the meeting to order.

ROLL CALL:

Present: Mayfield, Evans, Allen, Markham, Runnels

Absent: Fisher, January

I. REVIEW/DISCUSSION REGARDING A MANUFACTURER’S PROPOSAL IN THE AMOUNT OF \$28,612 PREPARED BY CENTRISYS/CNP OF KENOSHA, WI FOR THE REPAIR AND REINSTALLATION OF A PROPRIETARY CENTRIFUGE USED AT THE WATER TREATMENT PLANT FOR THE DEWATERING OF THE SLUDGE THAT RESULTS FROM THE WATER PURIFICATION PROCESS:

Public Works Director, Ed Wilmes explained it wasn’t always operated properly in the last (5) years. He wasn’t certain if staff was aware of how it should be operated. The manufacturer offered extended training courses to plant staff, SOPS etc. Their proposal was in the amount of **\$28,612** also for repair and reinstallation of centrifuge. When originally installed, it wasn’t the proper size and may have been contributed to its ineffectiveness. It was an estimated **\$500,000** replacing the machine.

Alderman Runnels questioned clarification of a higher dollar amount error years prior. Mr. Wilmes stated unawareness of the equipment prior to the centrifuge and what process was utilized.

II. DISCUSSION OF INTERGOVERNMENTAL AGREEMENT MONG TH ECOUNTY OF LAKE VILLAGES OF BARTLETT, HOFFMAN ESTATES, BARRINGTON HILLS, SOUTH BARRINGTON, DEER PARK, LAKE ZURICH, HAWTHORNE WOODS, LONG GROVE, LIBERTYVILLE, METTAWA, GREEN OAKS, AND THE CITY OF NORTH CHICAGO FOR THE EQUALLY SHARED COSTS FOR ENGINEERING WORK TOWARDS THE RECERTIFICATION OF A QUIET CORRIDOR ALONG THE ELGIN, JOLIET AND EASTERN RAILROAD:

Chief of Staff, Deb Waszak explained the last recertification year was **2006**. She stated she had driven the route of quiet zone and it would be in the City’s best interest due to many homes along the corridor. She requested an engineering study in the amount of **\$3,338.00**. The railroad (s) have been observed and currently noted in good condition by City Engineer, Steve Cieslica.

Alderman Allen moved, seconded by Alderman Runnels that Public Works Committee Meeting stand adjourned.

ROLL CALL:

Ayes: Mayfield, Evans, Allen, Markham, Runnels

Nays: None

Absent: Fisher, January

The meeting adjourned at 6:41 p.m.

**ECONOMIC DEVELOPMENT/PLANNING/ZONING
COMMITTEE MEETING**

**TUESDAY, SEPTEMBER 08, 2020
6:41 PM**

Alderman Allen called the meeting to order.

ROLL CALL:

Present: Mayfield, Evans, Allen, Markham, Runnels

Absent: Fisher, January

I. DISCUSSION OF 2100 MLK DR FROM B2 TO CW:

Senior City Planner, Nimrod Warda explained the former property utilized for a carwash had been vacant for some time. The new owner applicant requested to rezone the area from **B2** to **CW**. This would allow a carwash or other auto related uses yet to be determined.

Alderman Allen questioned 5th Ward Alderman Markham if potential interest in a tire shop; Alderman Markham stated not at this time. He only requested that the current owner maintain the property and no illegal activity. Alderman Allen questioned Mr. Warda if he had foreseen any problems with changed zoning classification from **B2** to **CW**; Mr. Warda explained there wasn't; only maintaining the property and adhering to the current rules yet no major concerns.

The Mayor questioned denser zoning; what were other possible uses Mr. Warda explained that **CW** was between retail/industrial uses. There was interest for repair or a tire shop at this time. The other uses were repair, sales, or storage of vehicles etc. They would have to adhere to the car regulations. The Mayor emphasized/requested no vehicle parts and storage on MLK Dr. Mr. Warda stated only store enclosed space.

Alderman Markham requested fencing the area due to questionable activity after hours behind former car wash. Mr. Warda suggested security cameras and signage.

Alderman Evans suggested requirements enforced currently; Mr. Warda advised not until the use was identified. Alderman Evans requested a gate at entry point; Mr. Ward stated would suggest that to the owner. The existing ordinance required a 6 ft. stockade fence for storage purposes.

The Mayor requested that they adhered accordingly prior to issuing a business license to them. Mr. Warda if condition for outdoor storage.

This will be placed on the next **Council Agenda, September 21, 2020.**

II. DISCUSSION REGARDING DISPOSAL OF SURPLUS PROPERTY– PIN 08-31-414-008 (0 FAIRWAY LANE)

Mr. Warda explained previous meeting discussion of **\$10,000** and suggestion of **\$5,000** as the minimum bid offer providing a home was built.

III. DISCUSSION REGARDING DISPOSAL OF SURPLUS PROPERTY - PIN 12-06-204-032, 12-06-204-033, 12-06-204-014, 12-06-204-015: (0 GREEN BAY RD.)

Mr. Warda stated it fell under the similar conditions to the property of **0** Fairway Lane yet no bid. He suggested that same amount of **\$5,000** for each property and could advertise both properties.

Alderman Allen directed Mr. Warda to follow through with advertisement.

IV. DISCUSSION OF 2020 FAST TRACK DEMOLITION PROJECT - 1912 DICKEY AVE., 1737 LINCOLN ST., 1648 GREENFIELD AVE., 2305 HONORE AVE., 1428 HERVEY AVE., 2238 HERVEY AVE., 1806 SHERIDAN RD.

Economic & Community Development Director, Victor Barrera explained that the only property owned by the City was **1806** Sheridan Rd. It would be utilized with TIF funding. The **250,000** grant was for only residential properties. Mr. Barrera requested the other properties were bid at the next **Committee Meeting, October 05, 2020.**

Alderman Allen stated had a general dollar amount for the properties and questioned why another bid; He was very satisfied with G-Force Demolition.

Mr. Barrera explained it would need a **2/3** majority vote if no bid. Attorney Silverman echoed the needed **2/3** to waive the bidding.

Mr. Warda questioned if other requirements. Mr. Barrera would research the information

V. PENDING MATTERS:

COLES PARK

Alderman Mayfield questioned if Coles Park was completed, if removing the dirt mound and any landscaping for the area; Mr. Barrera indicated estimated **70%** currently; he acknowledged they would and some landscaping this year.

The Mayor stated the City has been very patient with developer on the site, need to ensure communication with various concerns before occupying the buildings.

Alderman Markham moved, seconded by Alderman Evans that Economic Development/Planning/Zoning Committee Meeting stand adjourned.

ROLL CALL:

Ayes: Mayfield, Evans, Allen, Markham, Runnels

Nays: None

Absent: Fisher, January

The meeting adjourned at 7:17 p.m.

**BUILDING/LICENSE
COMMITTEE MEETING**

**TUESDAY, SEPTEMBER 08, 2020
7:17 PM**

Vice Chairman, Alderman Allen called the meeting to order.

ROLL CALL:

Present: Mayfield, Evans, Allen, Markham, Runnels

Absent: Fisher, January

I. DISCUSSION OF SPECIAL EVENT; NORTH CHICAGO THINK TANK/EDEN RESTORATION PROJECT, POP-UP FARMER’S MARKET LOCATION AT BROADWAY GARDENS, BROADWAY GARDENS, BROADWAY AVE., NORTH CHICAGO, IL

Mr. William Coleman, requester, requested to resend and reschedule the farmer’s market. There was a “Black Lives Matter rally the same day.

II. DISCUSSION – METRA TRAIN STATION BID RESULTS:

Chief of Staff, Deb Waszak explained there was bid tab attachment provided. There were many requirements needed with Metra Train.

Mr. Barrera stated the bids were within amount awarded by Metra. There was meeting tomorrow upon bid review.

Alderman Allen questioned landscaping; Mrs. Waszak clarified it was not included. They would approach Metra if any remaining funding for landscaping.

III. PENDING MATTERS:

There was nothing for discussion.

Alderman Runnels moved, seconded by Alderman Evans that Building/License Committee Meeting stand

ROLL CALL:

Ayes: Mayfield, Evans, Allen Markham, Runnels

Nays: None

Absent: Fisher, January

The meeting adjourned at 7:24 p.m.

COMMITTEE OF THE WHOLE

TUESDAY, SEPTEMBER 08, 2020

7:24 PM

Mayor Rockingham called the meeting to order.

ROLL CALL:

Present: Mayfield, Evans, Allen, Markham, Runnels

Absent: Fisher, January

I. DISCUSSION OF “FILLING VACANCY IN FIRST WARD ALDERMANIC OFFICE”

Mayor Rockingham deferred Item **I** to Attorney Silverman. He explained the Mayor could appoint an individual for 30-days in filling vacancy of the First Ward Aldermanic office” with consent of the council members. There would be a special meeting scheduled for that purpose. This was a mandatory process; once appointed, city council had **(30)** days to approve appointment for advice and consent. A second appointment would be needed if the first candidate wasn't approved; the Mayor could make a temporary appointment one of the **(2)** individuals presented to city council or until City Council's advice and consent. The candidate could opt to run for the next election, **April 06, 2021** and if successful, would serve a 4-year term.

Alderman Mayfield questioned Mayor or if he had considered someone; The Mayor advised interested applicants should contact him or process of presenting an individual for consideration.

Alderman Markham questioned clarification of the chairperson's appointment; the Mayor stated following the appointment of the **1st** ward alderman, he would restructure all chairman appointments.

Alderman Runnels moved, seconded by Alderman Mayfield that Committee of the Whole stand adjourned.

ROLL CALL:

Ayes: Mayfield, Evans, Allen Markham, Runnels

Nays: None

Absent: Fisher, January

The meeting adjourned at 7:34 p.m.

**PUBLIC SAFETY
COMMITTEE MEETING**

**MONDAY, SEPTEMBER 21, 2020
CITY OF NORTH CHICAGO
1850 LEWIS AVENUE, NORTH CHICAGO, IL 60064
HELD VIRTUALLY VIA ZOOM
7:32 PM**

Alderman Mayfield called the meeting to order.

ROLL CALL:

Present: Mayfield, Evans, Allen, Markham, Runnels, January

Absent: Fisher

I. DISCUSSION OF SENIOR CITIZEN CARBON MONOXIDE DETECTOR PROGRAM:

Fire Chief, Dell Urban explained the City received a grant for of **\$2,500** to purchase carbon monoxide detectors (**250**) available **October 01, 2020**. It would be offered free to qualified Senior Citizens (**65+**) and one per household. She encouraged the aldermen to inform their constituents. Also, smoke detectors were provided free per scheduled appointment, installed up to (**10**) and no requirements. It would also be posted on the City's Facebook page.

Alderman Markham questioned if it was to be posted on the North Chicago Facebook page;

Alderman Allen moved, seconded by Alderman Evans that Public Safety Committee Meeting stand adjourned.

ROLL CALL:

Ayes: Mayfield, Evans, Allen, Markham, Runnels, January

Nays: None

Absent: None

The meeting adjourned at 7:36 p.m.

**PUBLIC WORKS
COMMITTEE MEETING**

**MONDAY, SEPTEMBER 21, 2020
7:37 PM**

Alderman Evans called the meeting to order.

ROLL CALL:

Present: Mayfield, Evans, Allen, Markham, Runnels, January

Absent: Fisher

I. REVIEW/DISCUSSION REGARDING CURRENT CITY CODE FEE SCHEDULE, PROPERTY MAINTENANCE FOR ALLEY RIGHTS-OF-WAY AND VARIOUS OTHER ROADWAY LOCATIONS ACROSS THE CITY INCLUDING BUT NOT LIMITED TO DEAD-ENDS AND CULD'SACS:

Public Works Director, Ed Wilmes explained there was discussion of cost associated with property maintenance, grass cutting, alley rights-of-way and various other roadway locations across the City including yet not limited to dead-end and culd'sacs. He suggested amending the ordinance allowing the inspector to cite tall grass in the alley ways.

Attorney Simon explained that amending the city code, would allow the City another tool ensuring the homeowners maintaining their property area in front and backyard. The Mayor agreed. He suggested allowing the contractors initially maintain the alley way and the remaining responsibility of the homeowner.

Alderman Evans clarified were many elderly individuals in the City and was unfair. He suggested holding the department responsible in cleaning the alleyways. The Mayor disagreed, he stated it was the responsibility of the property owners to maintain it excluding the discarded items left.

Alderman January questioned the footage from property line with owner's responsibility in vacated areas in the alleys; Attorney Simon briefly explained. She directed same question to Mr. Wilmes and he explained the current ordinance wasn't definitive of the alley maintenance and elaborated further. Alderman January asked if owners were aware of the footage requirement. She was concerned of trash left in the alley ways of numbered vacant properties and neglected. She agreed that the City should maintain it.

Mr. Wilmes mentioned one of the contractors managed the vacant properties.

Alderman Markham questioned clarification if the inspector could issue fines for alley uncleanliness; Mr. Wilmes explained that current ordinance wasn't clear and the inspectors didn't venture in that area as there were other related issues.

Attorney Simon explained that once ordinance was amended, they could respond to complaints, find problem properties proactively. He had concerns with the inspector enforcement.

Alderman Evans expressed his disappointment with continuing outsourcing the jobs. Mr. Wilmes stated there weren't any mechanics for the department equipment. Alderman Evans disagreed.

The Mayor had strong concerns of additional duties required.

Senior City Planner, Nimrod Warda explained that inspectors had difficulty in defining the property line especially with older homes and pavement markings weren't exact in alleyways. It was more challenging for the Inspectors and Public Works employees in their decision. The proposal would allow a smoother transition.

Mr. Wilmes explained the landscaper assigned to the scattered sites also managed the alley frontage.

Alderman Evans strongly expressed they were the city alleys and the public works department had the equipment needed.

The Mayor suggested to amend the ordinance concerning the management of the landscape including the alleys. Alderman Evans and Mr. Wilmes agreed.

Alderman Allen suggested a plan with seasonal employees in the following year.

Alderman January agreed with Alderman Evans. There was needed discussion and some plan.

Alderman Evans added to be more mindful of the city vehicles in the alleyways. The Mayor stated that landlords should be held responsible and the seniors who have registered with the City were reflective by the water bills.

Alderman Mayfield suggested further discussion with what was entailed.

Alderman Markham stated were less alleys in the 5th ward. There were more landlord complaints received with the frontage of the homes.

Attorney Simon suggested registering as a senior citizen. Mr. Wilmes added identifying methods through senior citizen water discounts. Those who weren't seniors should maintain both the front and back of their homes. Mr. Simon explained the existing ordinance that only related to overgrown weeds, grass and plants exclusive of trash. It could affect visibility, public safety and the city aesthetics. Echoing Mr. Warda, the distance was inconsistent as not all alleys were engineered the same and the property line was unapparent.

Alderman Markham suggested the ordinance wording was inclusive of the senior citizen stipulation.

This will be placed on the next **Council Agenda, October 05, 2020.**

II. DISCUSSION REGARDING THE STATUS OF STAFFING FOR THE WATER TREATMENT PLANT, POSSIBLE OPTIONS OF RECRUITING/TRAINING/LICENSING WATER OPERATORS AND MAINTENANCE STAFF / DEVELOPMENT OF A MASTER OPERATIONS MANUAL:

Mr. Wilmes explained the water plant was currently operating with a skeleton crew. There was turnover of employees when retired. He suggested a master manual protocol for efficient operations when recruiting, training and licensing additional water operators and maintenance technician. Properly staffing was very critical.

Alderman Allen questioned clarification. Mr. Wilmes explained the proposal and costs.

Alderman January stated the City had invested cost with former Water Forman, Dave Soto; Mr. Wilmes explained that he provided the standard operation procedures at the Water Plant and were organized as the Master Operational plan. She questioned if the City ever collaborated with the Navy for a manual and various memberships for assistance that was more effective. Mr. Wilmes stated the City had reached out to others regularly partnering with water communities. The SOP'S written needed to consolidate into an operations manual. She clarified it was never completed and suggested collaborating with other surrounding areas for efficiencies and cost effective. She strongly disagreed with contracting to a private company, willing to volunteer her services. The city investment, focus, maintaining the water plant and upgrading the water plant was needed.

Alderman Evans suggested directing the Public Works Director's effort in developing a master operations manual vs. outsourcing contractors. The employees were very capable.

III. DISCUSSION OF ORDINANCE AMENDMENT 12-12-10 –ENFORCEMENT AND PENALTIES: (CODIFIED AND UNCODIFIED)

Alderman Evans suggested an ordinance amendment by reducing the 1st offence fees for the enforcement and penalties. Attorney Simon referenced to section **6-1-4**. He explained initially as a general rule, a notice of violation was issued to the property owner. He elaborated further with what was entailed with the **\$150** fees direct and indirect costs to enforce the ordinance for city reimbursement for their services. Mr. Evans stated that he was informed differently. He disagreed

Alderman January questioned attorney costs when needed city involvement; Attorney Simon stated was **\$195** per hour.

Alderman Evans questioned why police weren't permitted to issue citations on private property Attorney Simon explained that the state law provisions to the City abating the nuisances. Tall grass was defined as such. A notice was issued allowing time to resolve the issue. He couldn't speculate without the facts. Alderman Evans questioned if the complaint was issued, why couldn't the police officers have issued a citation for inoperable vehicles and were allowed on the premises. Attorney Simon advised him to direct the City emphasizing enforcement of it.

Alderman Allen directed question as their suggestion; Alderman Evans elaborated further. Alderman Allen clarified that the existing ordinance need to be enforced.

IV. REVIEW/DISCUSSION WORK ORDER FOR DESIGN ENGINEERING AND BIDDING SERVICES FOR 16TH STREET AND KEMBLE AVENUE TRANSMISSION MAIN:

City Engineer, Steve Cieslica explained the work order for design engineering and bidding services for **16th** Street and Kemble Avenue transmission main. It was an ITA Loan Interest Project and explained the directions of the roadway. Alderman Allen questioned if **16th** Street was to be attended to following the project; Mr. Cieslica acknowledged it was.

Alderman Allen moved, seconded by Alderman Runnels that Public Works Committee Meeting stand adjourned.

ROLL CALL:

Ayes: Mayfield, Evans, Allen, Markham, Runnels, January

Nays: None

Absent: None

The meeting adjourned at 9:13 p.m.

**ECONOMIC DEVELOPMENT/PLANNING/ZONING
COMMITTEE MEETING**

**MONDAY, SEPTEMBER 21, 2020
9:14 PM**

Alderman Allen called the meeting to order.

ROLL CALL:

Present: Mayfield, Evans, Allen, Markham, Runnels, January

Absent: Fisher

I. DISCUSSION OF LAKE COUNTY LAND BANK – INTERGOVERNMENTAL AGREEMENT:

Nimrod Ward, Senior City Planner explained the Lake County Land Bank was another tool and the City was responsible for attorney cost. The Land bank would petition on behalf of the City for abandonment proceedings, the land bank would be the responsible party if proceeding approved by a judge. Generally the cost was between **\$3,000-\$5,000** for legal expenses, additional cost for demolition or remediation at the property. It would be a city savings of filing expense, the land bank would curb any city cost by representing various municipalities at the same time including non-profit organizations to assist with challenged properties throughout Lake County, IL. The City did have veto rights, the abandonment procedure wasn't a guaranteed action providing certain stipulations/criteria were met. Attorney Simon offered option for cost savings although land bank could acquire ownership and Title of property if represented in behalf of the City. They anticipate methods of funding their operation.

II. DISCUSSION OF GRANT PLACE LEASE RENEWAL – BOYS & GIRLS CLUB:

Mr. Warda explained that the Boys & Girls Club was a tenant of (12) years, were exempt from real estate taxes; **\$5/sq ft** for base rent and the office space needed was reduced. Due to COVID-19, they had a 1-year lease with clause of providing city with a 90-day notice. In summary, the proposal adjusted the current rent structure incorporating additional expenses for CAM to reduce base rent with an increase of **\$618.89** monthly.

Alderman January questioned the current square footage utilized and costs; Mr. Warda stated **3,000/\$7.88** sq. footage with no CAM. The majority of the tenants it wasn't inclusive yet in process of discussion with the tenant to include CAM. She questioned average square footage for Tenants in Lake County, IL; Mr. Warda explained was based on class level of building and geographic location. He would need to research it further.

Attorney Simon agreed with Mr. Warda. It was a non-profit organization based on grants and donations, assisting the City for a tenant at Grant Place. Alderman January clarified that Lake County, IL had an average cost of estimated **\$10** per sq.ft. It was her understanding the City was to sell the building.

Mr. Warda suggested engaging with Lake County Partners for the average cost. The lease information was from the current one expiring and additional addendums were added. Alderman January suggested a base pay per sq. footage for all tenants at Grant Place.

This will be placed on the next **Council Agenda, October 05, 2020.**

III. PENDING MATTERS:

NEW BUSINESS

Alderman Evans questioned construction on Dugdale Rd; Mr. Wilmes stated were to install water main and a bicycle lane along Dugdale.

Alderman Evans moved, seconded by Alderman Runnels that Economic Development/Planning/Zoning Committee Meeting stand adjourned.

ROLL CALL:

Ayes: Mayfield, Evans, Allen, Markham, Runnels, January

Nays: None

Absent: None

The meeting adjourned at 9:42 p.m.

COMMITTEE OF THE WHOLE

MONDAY, SEPTEMBER 21, 2020

9:43 PM

Mayor Rockingham called the meeting to order.

ROLL CALL:

Present: Mayfield, Evans, Allen, Markham, Runnels, January

Absent: Fisher

I. PRESENTATION OF THE LIVE4LALI GROUP:

Mayor Rockingham explained that he was just informed that the organization established a facility in the North Chicago community. It was addressed by some of the residents and other organizations in the City. The both reached out to each other in a form of a meeting.

Laura Fry, Executive Director; Live4Lali Group, provided presentation of their organization as requested by the Mayor. She explained the history of the organization of **11 years** and its origin. It was founded following death of man from an overdose. His family organized a non-profit organization with a mission. She explained services provided, education, training, advocacy and legislation. The most recent was the “Armed Reduction of Public Health Act,” that allowed hypodermic syringe access in year of **August 2019** and in process of engaging a “Injustice Reform Bill” in the State of IL from criminalization. She clarified were a large number of overdoses during the pandemic. She provided various statistics. In **March 2020** they launched the “Mobile Outreach Unit with Waukegan/North Chicago area on **10th St.** Sanitizers and masks were included in the month of **May 2020**. Currently was engaging diligently with the Lake County and McHenry Health Department to add testing for HIV and Hepatitis C.

Alderman Mayfield questioned the time in the City; Ms. Fry stated **1-4** reflective of Thursday. She questioned clarification if both Waukegan and North Chicago on **10th St.** was serviced; Ms. Frey acknowledged they were.

Alderman Evans questioned who permitted them in the City and why not request the assistance of the governor for a building vs. a mobile vehicle; Ms. Frey explained the act was signed by the Governor and would attempt. Alderman Evans suggested maybe collaborating with the Health Department. Ms. Frey was willing to change location on the other side of the street. She shared information they had a pilot program in Round Lake Park prior (**3**) years and the Health Department was included. It was an unavailable access to the clients.

Alderman Evans asked for the Mayor’s view/opinion; The Mayor stated would make a difference politically; it would benefit both residents of Waukegan and North Chicago and would be objectors of either location.

Alderman Markham disagreed. There were a few organizations that objected them in the City. He questioned her awareness of it; Ms. Frey had accepted that as he was one of the opposing previously. He stated those who have recovered were impacted by the drug paraphernalia. He questioned if it was lawful to distribute the items in the community.

Alderman Evans questioned clarification if the Governor provided permission; Ms. Frey reiterated that the Governor passed a law in August of **2019** that allowed Hypodermic syringe access.

The Mayor explained the **1st** ward Alderwoman had informed her of **10th St.** that inadvertently ended on the North Chicago boundaries. Alderman Evans directed to the Health Department that was more familiar with it. He had strong concerns with their presence in City of North Chicago vs. Waukegan. Ms. Frey was unaware that the (2) cities shared the same street. Attorney Simon chimed in that the organization was dedicated in improving public health and outcomes with those in need and improvement.

Alderman January recalled a statutes with exclusive needle use and wasn’t clear that it was inclusive of any drug paraphernalia. Attorney Simon stated had not reviewed it and was unfamiliar with all of the compiled statutes. Secondly, she asked as a “Home Ruled Community,” if it was required following the statute; The Mayor stated would direct Attorney Simon with further research and return his findings.

Alderman January questioned the Mayor’s awareness with the organization in the community; the Mayor clarified was very unaware. He scheduled a meeting to meet with them and directed a presentation for discussion. She added that the council members were also aware and expressed high concerns with the principle of it including safety of the staff and North Chicago. Hopefully in the future Ms. Frey would address the Mayors and council members before entering in their location.

Alderman Markham stated was informed and addressed to the Mayor. He questioned if she visited other communities; the Mayor reached out to Ms. Frey with scheduled meeting.

Alderman Evans suggested an Ordinance following necessary guidelines as surrounding areas.

Michelle Kavouras, McHenry Program Manager stated was currently in recovery; she befriended trust and was some connection that continued with preference of a resource.

The Mayor was appreciated of their presentation and the information; He suggested a meeting with the 1st ward Waukegan Alderwoman and their Mayor. It was due to the opposition and resistance received of the North Chicago Community. Ms. Frey was hoping someone would reach out to the **60-75** residents and thankful for the opportunity.

Alderman Runnels moved, seconded by Alderman Mayfield that Committee of the Whole stand adjourned.

ROLL CALL:

Ayes: Mayfield, Evans, Allen Markham, Runnels, January

Nays: None

Absent: None

The meeting adjourned at 10:35 p.m.

**HUMAN RESOURCES
COMMITTEE MEETING**

**MONDAY, SEPTEMBER 21, 2020
10:35 PM**

Alderman Mayfield called the meeting to order.

ROLL CALL:

Present: Mayfield, Evans, Allen, Markham, Runnels, January

Absent: None

I. DISCUSSION REVISED CSO SALARY SCHEDULE, JOB DESCRIPTION FOR FACILITIES MANAGER AND COMMUNITY INFORMATION COORDINATOR:

Human Resources Director, Liz Black explained were a few additions to the CSO Salary Schedule; **pg. 7**; Economic Safety & Security Act, Whistle Blower Policy, **pg. 8**; Expense Reimbursement Policy and Credit Card Policy Guidelines. Mrs. Black explained.

There were (2) positions with requested upgrades due to expanded job responsibilities; Facility Manager position and Community Information Coordinator both to Grade **18**.

Alderman Evans clarified originally the position for Community information Coordinator was a contracted position and apparently cost savings. The Mayor elaborated further.

Alderman Allen disagreed that the former Community information Coordinator had the same duties/salaries. He suggested to outsource the position. Let them prove themselves for the upgrade. Attorney Simon explained the City had reviewed the job requirement under the FSLA as exempt characterized in a managerial position.

Alderman Evans disagreed with the upgrade and remain the same.

Alderman January stated the salaries were excessive for the Department Heads for the size of the City. She observed grade **16** was omitted. She was unaware of the pandemic. She suggested Grade **16** appropriated paygrade.

The Mayor was willing further review. There were additional responsibilities with the Facility Manager position and he requested a Grade **18**. He has proven himself. He recommended the Community Information Coordinator position was moved to Grade **16**.

Alderman January echoed the same sentiments of Alderman Allen. Allow time to observe and forecast and financial impact of the pandemic.

Alderman Evans questioned his current grade and step; Mrs. Black stated was Grade **14** and last step of **10**.

Alderman January recommended tightening the future budget more and emphasized the next (2) years would be crucial. She disagreed with the grade presented. The salaries were too high compared to the city revenue including the small number of employees.

Mrs. Black included the cost of living increase in the CSO schedule proposed. It would be reflected **October 01, 2020**.

Alderman Allen mentioned the Chief of Staff discussion; Mrs. Black stated would be discussed in Executive Session.

Alderman January disagreed with the cost of living increase; the Mayor explained the employees hadn't received a raise in years and needed to demonstrate their appreciation. Alderman Evans agreed with the Mayor. There were some employees that generating ideas in assisting with the City.

Alderman Mayfield echoed both Alderman Evans and Mayor's sentiments.

II. EXECUTIVE SESSION 5 ILCS 120 2 (C)(12) – SETTLEMENT OF CLAIMS:

Alderman Runnels moved, seconded by Alderman Allen to suspend at **11:10 p.m.** to Executive Session 5 ILCS 120 2 (C)(12) – Establishment of Reserves or Settlement of Claims.

Roll Call:

Ayes: Mayfield, Evans, Allen, Markham, Runnels, January

Nays: None

Absent: None

III. EXECUTIVE SESSION 5 ILCS 120 2 (C)(1) – PERSONNEL

NO MOTION MADE TO RESUME MEETING

Roll Call:

Ayes: Mayfield, Evans, Allen, Markham, Runnels, January
Nays: None
Absent: None

Alderman Runnels moved, seconded by Alderman Markham that Human Resources Committee Meeting stand adjourned.

MOTION CARRIED BY VOICE VOTE

The meeting adjourned at 11:50 p.m.

**PUBLIC WORKS
COMMITTEE MEETING**

**MONDAY, OCTOBER 05, 2020
CITY OF NORTH CHICAGO
1850 LEWIS AVENUE, NORTH CHICAGO, IL 60064
7:29 PM**

Alderman Evans called the meeting to order.

ROLL CALL:

Present: Jackson, Mayfield, Evans, Allen, Markham, Runnels, January

Absent: None

I. DISCUSSION OF REQUEST FOR AUTHORITY TO ADVERTISE FOR BIDS – GRINDING OF STUMPS AND RESTORATION OF THE PARKWAYS FOLLOWING STUMP REMOVAL:

Ed Wilmes, Public Works Director requested authority to advertise bids for grinding of stumps and restoration of the parkways following the stump. There were many to be removed and utilized by CDBG funding in the amount of **20,000+**.

II. DISCUSSION OF REQUEST FOR AUTHORITY TO ADVERTISE FOR BIDS – REMOVAL AND REPLACEMENT OF VARIOUS SIDEWALKS THAT HAVE BEEN DEEMED TO BE TRIP HAZARDS:

Mr. Wilmes requested authority to advertise bids for removal and replacement of various sidewalks that had been deemed as trip hazards. An estimated **\$35,000** of CDBG funds.

Alderman Markham questioned if in a designated area or all wards were included for sidewalk trip hazards; Mr. Wilmes stated it was all of North Chicago.

III. REVIEW/DISCUSSION – PROPOSAL IN THE AMOUNT OF \$25,171.91 RECEIVED FROM HACH FOR CY21 SERVICES ASSOCIATED WITH THE OPERATION AND MAINTENANCE OF PROPRIETARY CHEMICAL DOSAGE MONITORING AND REPORTING EQUIPMENT REQUIRED AT THE WATER TREATMENT PLANT FOR PROCESSING PURIFICATION OF POTABLE WATER:

Mr. Wilmes explained proposal in the amount of **\$25,171.91** received from HACH FOR CY21 services. He highlighted that they were to service, monitoring the equipment maintenance and ensuring full compliance with the EPA. He recommended continuing with the same company, HACH.

IV. REVIEW/DISCUSSION OF A PROPOSAL RECEIVED FROM CORE AND MAIN IN THE AMOUNT OF \$26,920 FOR PURCHASING OF (2) NEW PRATT 36-INCH WEDGE VALVES ON THE 42” LAKE WATER INTAKE LINE AT THE WATER TREATMENT PLANT:

Mr. Wilmes explained it involved (2) intake valves/lines for the Water Treatment Plant in the amount of **\$26,920**. They were both **36** inch valves recommended to exchange for the butterfly valve.

V. REVIEW/DISCUSSION OF A PROPOSAL RECEIVED FROM NORTHERN DIVERS, USA IN THE AMOUNT OF \$106,164 FOR SERVICES ASSOCIATED WITH THE REMOVAL

OF TWO INOPERABLE 36-INCH WEDGE VALVES ON THE RAW WATER INTAKE LINES AT THE WATER TREATMENT PLANT AND THE REPLACEMENT OF THE SAME WITH TWO NEW PRATT BUTTERFLY VALVES:

Mr. Wilmes explained a proposal was received from Northern Divers in the amount of **\$106,164** for services associated with the removal of (2) inoperable 36-inch wedged valves on the raw water intake lines at the Water Treatment Plant and replacement of (2) butterfly valves. He explained the procedures and intake valves would be cleaned in the year **2021**.

Alderman January questioned condition of pipes with lake marine life; the amount of valves internally; Mr. Wilmes stated the intake lines have been clean yet have zebra mussels. In year **2022** they would inject chlorine to maintain the lines cleaner free of the mussels. She asked the current process with managing the mussels; Mr. Wilmes explained needed to vacuum the plant, clean the wet wells and the intake lines. He added the chlorine was utilized with the purification process, there was (2) intake valves and he elaborated further.

Alderman Allen moved, seconded by Alderman Mayfield that Public Works Committee Meeting stand adjourned.

ROLL CALL:

Ayes: Jackson, Mayfield, Evans, Allen, Markham, Runnels, January

Nays: None

Absent: None

The meeting adjourned at 7:48 p.m.

**ECONOMIC DEVELOPMENT/PLANNING/ZONING
COMMITTEE MEETING**

**MONDAY, OCTOBER 05, 2020
7:48 PM**

Alderman Allen called the meeting to order.

ROLL CALL:

Present: Jackson, Mayfield, Evans, Allen, Markham, Runnels, January

Absent: None

I. DISCUSSION OF 812 14TH ST. – DISPOSAL OF SURPLUS (ALD. ALLEN’S REQUEST)

Alderman Allen explained that the item was addressed from one of the council members. He stated that the discussion of 812 14th ward was located in the 1st Ward.

Alderman Evans strongly stated there wasn’t information in the ordinance that stated a business could purchase the adjacent property; it was addressed to the Economic & Community Development Director Victor Barrera. He explained the business owner had sparked interest in the property for additional tenant parking with his tenants and received interest of other parties for other intentions etc. Mr. Barrera stated that the committee had suggested possibly of disposal method via bid or appraisal approach. Alderman Evans suggested bidding; Mr. Barrera stated would need rezoning. Alderman Allen explained his options of sale or repair for the property.

Alderman Jackson questioned concern with the proper zoning due to residential homes in the area. Victor Barrera, Economic & Community Development Director explained there would have to be a need of rezoning process from residential to commercial. Mr. Jackson strongly expressed didn’t prefer it as a “junk yard.”

Alderman Allen questioned clarification of following the rezoning requirements; Mr. Barrera explained had explored a number of options; leasing nearby areas, heighten the fence to shield from the public. He received interest from Clear Capital Company thru the Side-Yard Program. He suggested disposal of the lot by auction or appraisal method. Mr. Barrera stated per ordinance would sell the property for amount of **\$10.00**.

Alderman Mayfield suggested with all fairness agreed to an auction.

Alderman Evans echoed Alderman Mayfield’s sentiments. Alderman Allen agreed with both Alderman Mayfield and Evans provided compliancy.

Alderman Jackson agreed with a bid proposal; opposed with \$10; disagreed with storing vehicles in that area, attracting the wildlife and questioned its timeline if approved.

Alderman Allen suggest placing it for a bid proposal when addressed to the Zoning Board. He agreed with Alderman Jackson.

The Mayor stated the **\$10** amount was usually for a purpose of non-for-profit and was the discretion of the City how it was disposed; agreed with the initial appraisal and also requested no eyesore property on one of the main thoroughfare to other businesses and best decision for the City.

Alderman Jackson strongly suggested following the due diligence process.

Alderman Allen stated would appraise the property and return his findings to the council members.

II. PENDING MATTERS:

STATUS OF SHERIDAN CROSSING

Alderman January questioned status of Sheridan Crossing with company interest, how it should be zoned in an Industrial area and was informed of the quarterly reports. She was hopeful within **30** days. Alderman Allen directed Mr. Barrera to arrange a presentation at the next Committee Meeting. The Mayor was informed they would arrive within the next **(30)** days.

Alderman Jackson, moved, by Alderman Markham that Economic Development/Planning/Zoning Committee Meeting stand adjourned.

ROLL CALL:

Ayes: Jackson, Mayfield, Evans, Allen, Markham, Runnels, January

Nays: None

Absent: None

The meeting adjourned at 8:12 p.m.

**ECONOMIC DEVELOPMENT/PLANNING/ZONING
COMMITTEE MEETING**

**MONDAY, OCTOBER 19, 2020
6:30 PM**

Alderman Allen called the meeting to order.

ROLL CALL:

Present: Jackson, Mayfield, Evans, Allen, Markham, Runnels, January

Absent: None

I. REVIEW/DISCUSSION OF BOYS & GIRLS CLUB – LEASE RENEWAL AT GRANT PLACE:

Senior City Planner, Nimrod Warda explained the lease renewal at Grant Place for Boys & Girls Club. The tenants had signed a one-year contract with a 90-day clause. Under the new rent structure, it included maintenance expenses, the monthly amount was **\$2,800; \$10+** sq. ft.

Alderman Allen had concerns of the other tenants following the same during the COVID Pandemic.

II. BID OPENING – DISPOSAL OF SURPLUS PROPERTY – 0 FAIRWAY LANE (PIN: 08-31-414-08) AND 0 GREEN BAY ROAD: (PIN#'S: 12-06-204-032; 12-06-204-033; 12-06-204-014; 12-06-204-015

Mr. Warda explained there were no bids received for the properties. He perceived that the tree cost removal impacted the development decision. He highlighted previous (4) options; retaining conditions placed on the property to build; reduce bid amount or remove it, remove conditions to build retaining minimum bid amount, removing conditions to build increasing minimum bid amount, not recommended to retain the property with potential sale at a future date. There was discussion with interested parties for the property yet there were risk factors with the trees. He recommended a minimum lower threshold amount at the council's discretion. Currently it was a "hot housing market."

Attorney Simon advised reviewing the parcels separately; Alderman Allen mentioned property at the corner of Green Bay Rd. and Argonne Dr. had various issues including requested accessing from Argonne Dr. vs. Green Bay Rd and questioned cost of water. Attorney Simon advised access from Argonne Dr. yet unaware of the water access. Alderman Allen suggested amount of **\$2,500**.

Attorney Simon clarified that each parcel individually was unique and resulted in different conclusions.

The Mayor questioned if an easement accessing back of the property were possible; Mr. Warda suggested possibly removing several of the conditions while lowering its price-point. The City wasn't required in selecting highest bidder yet the best city interest/use. He provided various scenarios.

Attorney Simons explained when advertised through an auction method, it was supposed to describe future use of the property. The appraisal method would need **80%** of the appraised property value to anyone which he recommended.

Alderman Evans suggested the decision was recorded with the named properties.

Alderman Allen echoed Attorney Simon's sentiments that each parcel was unique what was entailed.

Attorney Simon explained that staff was always finding some method of maximizing both current and future property value.

Alderman Allen questioned recommendation. Mr. Warda suggested to retain conditions to build due to prime real estate property and possible end user. There were interested parties who would purchase properties without the conditions. He lowered price to **\$2,000**.

Alderman January echoed Alderman's Allen sentiments refraining from building on Green Bay Rd. and a major thorough-way on prime property contingent upon the fair housing market. She was o.k. with decision with Fairway Lane.

The Mayor questioned type of dwelling space on Green Bay Rd. address. Mr. Warda stated it was better as a single-family dwelling.

Alderman January reiterated the same adding contingent to the pandemic. Anticipate several months and attempt to sell the property. Alderman Allen explained that the buyer would be required to build.

Alderman Jackson agreed holding on the purchase; The Mayor suggested stipulation to develop within a year. Mr. Warda stated there were some cost challenges with the Green Bay Rd. property.

Alderman Jackson questioned if Green Bay Rd. property was a flood-prone area; Mr. Warda stated it wasn't nor wetlands procuring development.

0 Green Bay Rd; (PIN#'S; 12-06- 204-032; 12-06- 204-033; 12-06-204-014; 12-06-204-015)

Alderman Jackson suggested cost of **\$5,000**, Mayfield; **\$2,000**; Evans; **\$2,000**, Allen; **\$2,000**, Markham; **\$5,000**, Runnels; **\$5,000**, January; **\$5,000**.

0 Fairway Lane; PIN: 08-31-414; Alderman Jackson suggested cost of \$2,000; Alderman Mayfield, Evans, Allen, Markham, Runnels and January agreed with the price.

Attorney Simon advised received substantial council direction for staff to advertise. The bids would be opened at the council meeting. Mr. Warda said it would be within **(30)** day timeline.

III. PENDING MATTERS:

SHERIDAN CROSSING UPDATE

Economic & Community Development Director, Victor Barrera explained the update was scheduled, **November 02, 2020**.

Alderman Jackson moved, by Alderman Markham, that Economic Development/Planning/Zoning Committee Meeting stand adjourned.

ROLL CALL:

Ayes: Jackson, Mayfield, Evans, Allen, Markham, Runnels, January

Nays: None

Absent: None

The meeting adjourned at 7:15 p.m.

COMMITTEE OF THE WHOLE

MONDAY, OCTOBER 19, 2020

7:15 PM

Mayor Rockingham called the meeting to order.

ROLL CALL:

Present: Jackson, Mayfield, Evans, Allen, Markham, Runnels, January

Absent: None

I. DISCUSSION OF ELECTED OFFICIALS COMPENSATION:

The Mayor suggested consideration of Elected Officials compensation. The deadline for any salary changes was **November 02, 2020**. It was proposed that city cellphones was offered to Elected Officials added to salaries.

Alderman Jackson questioned the percentage or number proposed. The Mayor stated would be discussed in Council.

Alderman Markham and January both disagreed with any increases. Alderman January directed the Interim Comptroller to review the salaries.

Treasurer, Kenneth Robinson clarified the Treasurer's salary was **\$18,000** annually with a **\$5,000** stipend if certified.

II. DISCUSSION OF BEST MARKET 14th STREET – REMODEL AND LIQUOR/GAMING PARLOR LICENSE AND ANDREW ELLIS, 1712 SHERIDAN RD. – GAMING LICENSE

Mr. Adam Hamid explained he would be remodeling his establishment, Best Market. He also requested a Liquor/Gaming Parlor License at **1712** Sheridan Rd.

Alderman Jackson requested a draft document; The Mayor explained that he and Alderman Jackson reviewed the area and plans to renovate internally and externally. The estimated expenditures were **\$300,000**. The Mayor requested drawings for council review. Mr. Hamid stated would provide the information as requested.

Attorney Simon questioned if applicant had separate area of liquor packaging and gaming parlor with the beer and wine required on the premises in view; Mr. Hamid explained there would be a window of the cashier and gaming area.

Mr. Barrera explained the actual address was **1012 14th St.** He provided an overhead layout of the renovation. He clarified that footage of floor space dedicated for sale of liquor and gaming purposes. Mr. Hamid had other gaming areas in other gas establishments with similar floor plan within view. He also owned (5) other businesses.

The Mayor questioned clarification of the building renovation; Mr. Hamid explained in detail.

Alderman Evans questioned impact with other liquor establishments on the block; Mr. Hamid explained he would fully accommodate the customer within.

Alderman Allen questioned objects outside of the gaming area shown in the layout; Mr. Hamid stated they were trash bins. He said there would be added restrooms.

The Mayor explained the liquor was for pouring purposes on the premises in the gaming area. Mr. Hamid explained the gaming area was sectioned with entrance door and walls.

Mr. Andrew Ellis explained his establishment provided small grocery and essential needs for residents in the area. He wanted to incorporate gaming.

Alderman Mayfield supported the deli and convenient store type of groceries/essential household needs. Alderman January agreed with the store and disagreed with liquor/gaming at the location nearby the senior complex across the roadway.

The Mayor duly noted the council comments/concerns.

This will be placed on the next **Council** Agenda, **November 02, 2020**.

III. DISCUSSION DATE/PLAN TO RESUME IN-PERSON CITY COUNCIL MEETINGS:

The Mayor preferred an alternative location for in-person City Council meetings in North Chicago if there were to be in-person meetings; due to the council chambers not supporting the social distancing requirements.

Alderman Markham considered remaining virtual until the 1st of year **2021**.

Alderman January agreed with Alderman Markham. She clarified had not viewed the zoom meetings on the website for the public.

Alderman Markham stressed the importance of the necessary information before Council/Committee meetings.

Alderman Allen and Mayfield agreed continuing with virtual proceedings.

The Mayor added that currently the council chambers was an early voting site. Tents were provided externally. Safety was pertinent for the employees and the public.

Alderman Jackson had observed proper social distancing in the council chambers.

Alderman Runnels moved, by Alderman Allen, that Committee of the Whole stand adjourned.

ROLL CALL:

Ayes: Jackson, Mayfield, Evans, Allen, Markham, Runnels, January

Nays: None

Absent: None

The meeting adjourned at 7:52 p.m.

HUMAN RESOURCES COMMITTEE MEETING

MONDAY, OCTOBER 19, 2020

7:52 PM

Alderman Mayfield called the meeting to order.

ROLL CALL:

Present: Jackson, Mayfield, Evans, Allen, Markham, Runnels, January

Absent: None

I. EXECUTIVE SESSION 5 ILCS 120 2 (C)(12) – ESTABLISHMENT OF RESERVES OR SETTLEMENT OF CLAIMS:

Alderman Runnels moved, seconded by Alderman Markham that Human Resources Committee Meeting suspend at **7:55 p.m.** to Executive Session 5 ILCS 120 2 (C)(12) – Establishment of Reserves or Settlement of Claims.

ROLL CALL:

Ayes: Jackson, Mayfield, Evans, Allen, Markham, Runnels, January

Nays: None

Absent: None

II. EXECUTIVE SESSION 5 ILCS 120 2 (C)(1) – PERSONNEL MATTERS:

ROLL CALL:

Ayes: Jackson, Mayfield, Evans, Allen, Markham, Runnels, January

Nays: None

Absent: None

NO MOTION TO RESUME MEETING

ROLL CALL:

Ayes: Jackson, Mayfield, Allen, Markham, Runnels

Nays: None

Absent: Evans, January

Alderman Allen moved, seconded by Alderman Markham that Human Resources stand adjourned.

ROLL CALL:

Ayes: Jackson, Mayfield, Allen, Markham, Runnels

Nays: None

Absent: Evans, January

**ECONOMIC DEVELOPMENT/PLANNING/ZONING
COMMITTEE MEETING**

**MONDAY, NOVEMBER 02, 2020
6:30 PM**

Alderman Allen called the meeting to order.

ROLL CALL:

Present: Jackson, Mayfield, Evans, Allen, Markham, Runnels, January

Absent: None

I. DISCUSSION OF SHERIDAN CROSSING UPDATE:

Economic & Community Development Director, Victor Barrera introduced Jeff Berta, Sheridan Crossing LLC who provided brief update. He explained that COVID-19 had impacted the market; Industrial Logistics had increased; retail leasing activity had lowered and he expected a rebound hopefully next year. There was discussion with hotel development partner. New development was on hold and expected revitalization once vaccination was stabilized within following year. The industrial sector had also increased; shopping online had affected need of additional development. Amazon Company was the leader in e-commerce demand. Since last update, advanced Phase I online retail operator was in the process of finalizing the program. A Letter of Intent signed and finalizing purchase of sale and Management Agreement. It was the plan to be online and construction completed by **April 2022**. The overall Master Plan was updated, there was supportive city efforts supplying DECCO Grant for purpose of a public roadway. Environmental approval was activated with joint efforts of USEPA and IEPA. They intended to maintain a hotel position with a combination of inline and other retail. There was a need of an area for soil management due to environmentally impacted site. A public park was included in the plans coordinating to a future railway or bike path. Phase II would follow. There was an **8** to 12-month approval process with property in the Sheridan roadway.

In process of updating redevelopment agreement. Marketing other industrial building with limited interest. The timeline for Phase I was to approve the redevelopment Agreement within the month of **November 2020** and attentive completion of **March 2021**. It was estimated to create **(50)** opportunities. The Tax Abatement Agreement would end in **2036** replacing **TIF**. The generated annual taxes was an estimated **\$1.2 million**.

Hide Kashima, Structure Development Project Manager was also present for any addressed questions.

The Mayor appreciated their diligence and efforts with the project. Hopefully would be able to move forward with Phase II.

Alderman Allen questioned clarification of completed construction by **April 2022**. Mr. Berta elaborated further what was entailed and could be achieved. Alderman Allen expressed his frustration with the amount of time it has taken.

Alderman Mayfield was hopeful of the groundbreaking in year of **2022**.

Kenneth Robinson, Treasurer questioned if sales, hotel and real estate taxes were generated following year of **2035**; Mr. Kashima estimate utilized for exclusively real estate tax. The estimated amount of **\$300,000** for hotel tax. The estimated sales tax was **\$98,000**. The Tax Abatement Agreement could be provided for his review.

Alderman Allen questioned if any hotels were approached for development; Mr. Berta stated didn't during COVID. He expected not until the market stabilized. Alderman Allen asked if possibly contacting pharmaceutical companies on the site; Mr. Berta stated had received interest with medical office space.

Alderman January questioned percentage of industrial related properties; Mr. Berta explained the market place was highly supported and developable. They would need zoning approval from Planned Urban process. She asked the status of property acreage provided for Naval Museum; The Mayor explained the board was unable to acquire the necessary funding. She commended them moving forward and hopeful of generating city revenue.

Danny, company partner explained have been on since year of **1984**. He would appreciate if able to obtain his goal.

In closing Mr. Berta explained since the vision had changed, would continue striving towards the approaching goals. He expressed appreciation of city support and was yearning upon the project completion including everyone's involvement.

Alderman Allen asked if Mr. Berta could provide an update within 3-4 months; He acknowledged would be able.

The Mayor was appreciative of Mr. Danny considering the City of North Chicago's property for his business and moving forward with their continued business growth.

II. DISCUSSION OF 812 14TH ST. – DISPOSAL OF SURPLUS PROPERTY:

Mr. Barrera explained the appraised value was **\$4,500**.

Alderman Jackson suggested bidding for disposal of surplus property.

Alderman Allen agreed. He directed Mr. Barrera to schedule bidding for surplus property at **812 14th St.** He would prepare notice of publication for the bid. The suggested bid amount was same as appraised value of **\$4,500**. It would be estimated **45-60** days before presented for bid.

III. PENDING MATTERS:

There was nothing for discussion.

Alderman Jackson moved, by Alderman Runnels, that Economic Development/Planning/Zoning Committee Meeting stand adjourned.

ROLL CALL:

Ayes: Jackson, Mayfield, Evans, Allen, Markham, Runnels, January

Nays: None

Absent: None

The meeting adjourned at 7:20 p.m.

**FINANCE
COMMITTEE MEETING**

**MONDAY, NOVEMBER 02, 2020
7:20 PM**

Alderman Runnels called the meeting to order

ROLL CALL:

Present: Jackson, Mayfield, Evans, Allen, Markham, Runnels, January

Absent: None

I. DISCUSSION OF FIRE PENSION:

Treasurer, Kenneth Robinson explained a letter was sent to the Mayor's Office questioning status of Fire Pension contributions. Per agreement and adjusted amount was to be provided to the Fire Pension Board. There was a possible interception if that amount wasn't provided.

Alderman Allen stated that the city expenditures were a very high amount during the pandemic; the City and Fire Pension Board needed to work as a team. North Chicago was struggling and currently haven't been reimbursed for COVID-19 State fund.

Alderman January questioned the average firefighter's salary;

II. DISCUSSION OF TAX LEVY 2020:

Assistant Comptroller, Tawanda Joyner explained there was no property tax increase yet would be a **\$53,372** loss adjustment from the General Fund.

Alderman Markham questioned how the Fire Pension would impact the Tax Levy; Chief of Staff, Deb Waszak stated was a slight surplus of funds before year **2020**. Alderman Markham clarified had asked concerning the pension and no tax increase; Mrs. Waszak explained she wasn't present at the last meeting. She clarified the City had provided a one-time donation of **\$500,000** moving forward. She requested a scheduled meeting to ensure the City was meeting their obligations etc.

Treasurer Robinson stated the Fire Pension Board was willing to cooperate with the City's efforts. The Board was very aware of what was occurring. Mrs. Waszak indicated at the previous meetings attended, the city contribution of **\$150,000** was not to be allocated to previous years of **2016-2017** and moving forward.

The Mayor stated he understood it that the board attorneys were in agreement. He echoed Alderman Allen's sentiments that other communities were experiencing difficulties. He was willing further discussion and/or needed adjustments.

Alderman Jackson suggesting to hold further discussion until both departments were incorporated.

Treasurer Robinson stated would reach out to the Police Pension Board.

Alderman Allen moved, by Alderman Markham that Finance Committee Meeting stand adjourned.

MOTION CARRIED BY VOICE VOTE

The meeting adjourned at 7:44 p.m.

**PUBLIC SAFETY
COMMITTEE MEETING**

**MONDAY, NOVEMBER 02, 2020
7:45 PM**

Alderman Mayfield called the meeting to order.

ROLL CALL:

Present: Jackson, Mayfield, Evans, Allen, Markham, Runnels, January

Absent: None

I. DISCUSSION: RENEWAL OF REDFLEX TRAFFIC SYSTEMS AGREEMENT FOR PHOTO RED LIGHT ENFORCEMENT:

Chief of Staff, Deb Waszak explained there were (3) locations of running cameras; Buckley and Green Bay Rd., 14th St./Green Bay Rd. and Buckley and Waukegan Rd. Currently the cameras were down at 14th St. area. It would be a 5-year agreement with 2-2yr. extensions. The amount of **\$375,000** was budgeted; pg. 67. She explained further for the timeline of the agreement. The year-to-date summary was listed on last page.

Alderman Markham questioned clarification. Mrs. Waszak explained.

The Mayor questioned if the new technology would allow additional location at Rt. 41. at the railroad crossing. She indicated would involve a traffic study and/or possible. She was willing to research it further.

Mr. Robinson would prefer the citations reduced for safety vs. increased revenue purposes.

This will be placed at the next **Council Agenda, November 16, 2020.**

Alderman Jackson moved, by Alderman Allen, that Public Safety Committee Meeting stand adjourned.

ROLL CALL:

Ayes: Jackson, Mayfield, Evans, Allen, Markham, Runnels, January

Nays: None

Absent: None

The meeting adjourned at 7:52 p.m.

HUMAN RESOURCES COMMITTEE MEETING

MONDAY, NOVEMBER 02, 2020

7:52 PM

Alderman Mayfield called the meeting to order.

ROLL CALL:

Present: Jackson, Mayfield, Evans, Allen, Markham, Runnels, January

Absent: None

I. DISCUSSION: POSSIBLE CREATION OF NEW POSITION COMBINING FIRE MARSHAL AND CODE ENFORCEMENT SUPERVISOR:

There was no council memo attachment for Item I.

Chief of Staff, Deb Waszak explained the new position would combine the Fire Marshal and Code Enforcement Supervisory additional duties. It would also be an IMRF position in the CSO (City Salary Ordinance open to any firefighter. She encouraged council feedback.

Alderman Jackson agreed with the idea and questioned estimated grade level and salary; Mrs. Waszak stated **A20** and **\$76,992**.

Alderman Allen questioned revenue return; utilized from what fund and/or open to all firefighters. Mrs. Waszak explained the Fire Marshal would be placed in a Code Enforcement Supervisory role. She acknowledged that any firefighter could apply for the position.

Alderman January agreed with the concept yet had strong concerns of the salary and impacting the Fire Pension Fund issues. Mrs. Waszak elaborated/reiterating further. She clarified it wasn't a fire pension position.

Alderman Evans questioned the focus of combining the positions; Mrs. Waszak explained it would allow the Economic Director to prioritize with additional economic development vs. code enforcement issues increasing efficiencies. It was currently in the preliminary stages. Alderman Evans stressed was a budgeted item due to vacancies. He agreed with moving the City forward.

Alderman Allen emphasized no current city economic growth and concerned with expenditures.

Alderman Jackson suggested that the individual assisted code enforcement and the director could dedicate with economic development.

Mrs. Waszak explained a cleaner community would attract investment.

The Mayor supported the idea; he agreed would benefit the City and it decreased the time combining the positions. It also wasn't a financial burden.

Alderman Mayfield stated could be placed for council approval contingent upon drafting the job description.

Alderman Allen stated the director would be held accountable for the development.

Alderman Jackson suggested a possibility of grant funded position. Mrs. Waszak would research it.

Alderman Evans moved, by Alderman Runnels, that Human Resources Committee Meeting stand adjourned.

ROLL CALL:

Ayes: Jackson, Mayfield, Evans, Allen, Markham, Runnels, January

Nays: None

Absent: None

The meeting adjourned at 8:16 p.m.

**BUILDING/LICENSE
COMMITTEE MEETING**

**MONDAY, NOVEMBER 02, 2020
8:16 PM**

Alderman January called the meeting to order.

ROLL CALL:

Present: Jackson, Mayfield, Evans, Allen, Markham, Runnels, January

Absent: None

I. REVIEW/DISCUSSION OF CITY HALL'S ALARM SYSTEM

Economic & Community Development Director explained the City Hall's Alarm System estimated cost of estimated **\$100,000**. It was discussion from prior (3) years and grant funded.

Alderman Jackson questioned clarification; Mr. Barrera acknowledged it was grant funded for improvement purposes.

II. PENDING MATTERS:

There was nothing for discussion.

Alderman Allen moved, by Alderman Jackson, that Building/License Committee Meeting stand adjourned.

ROLL CALL:

Ayes: Jackson, Mayfield, Evans, Allen, Markham, Runnels, January

Nays: None

Absent: None

The meeting adjourned at 8:20 p.m.

The Mayor reminded everyone that early voting closed at **7:00 p.m.** Ed Wilmes questioned site information listed on the Lake County website. The Mayor explained.

**ECONOMIC DEVELOPMENT/PLANNING/ZONING
COMMITTEE MEETING**

**MONDAY, NOVEMBER 16, 2020
6:34 PM**

Alderman Allen called the meeting to order.

ROLL CALL:

Present: Jackson, Mayfield, Evans, Allen, Markham, Runnels, January

Absent: None

I. DISCUSSION – NEAL MATH AND SCIENCE ACADEMY CONSTRUCTION UPDATE:

District **187** Superintendent of North Chicago Schools, John Price expressed excitement with updated design. There was some complications and delay due to the pandemic. The North Chicago School District and Abbvie had chosen IFF (Illinois Facilities Funding) and it was also fully funded. The project was scheduled in November **2020** and completion in year of **2023**. The breaking of the ground would be contingent upon the prevailing weather.

Ms. Jenny Boyts, School Services Director, explained was involved with the IFF team. It was a non-profit organization; AKA Community Development Financial Institution. She introduced the project team members and discussed the timeline within the various phases. There was **70%** of Minority business Woman Enterprise. The local sub-contractors would be introduced through a job fair in the next phase. A website would also be provided.

Alderman Mayfield questioned number of minority contractors; Jenny Boyts, stated at this time **30%** was minority. She inquired the number of local businesses mainly of North Chicago. Ms. Boyts clarified would target the City for staffing and follow-up with the surrounding communities of Lake County.

Superintendent Price explained it was the same group excluding the exterior change from previous year.

Alderman Allen clarified preferred to ensure that North Chicago residents and businesses was provided the opportunity to work on the project. Ms. Boyts agreed would engage them in advance. He suggested addressing the Economic & Community Development Director.

The Mayor explained possibility of minority contractors were unable to manage the full project and needing to subcontract the work to Chicago. North Chicago was necessary to become ambassadors. The students would be properly represented and much efforts.

Ms. Claudette, Abbvie indicated the current contractor was **40%** black-owned in the City of Chicago. As a minority, she was included in **70%** of Woman Businesses. The project involved full participation of the local residents of achieving the goals during outreach events. There was a definite plan.

Chief of Staff, Deb Waszak requested action increasing a minor amendment to height level from **68** to **75 ft.**

Alderman January requested researching existing county's height level and why the increased height. Dan Spore, Abbvie Architect explained it was the most cost-effective method based on the best design and additional space to each floor.

Attorney Silverman stated was subject to the zoning ordinance; an additional **7 ft.**

Mr. Spore, Architect team explained there were various codes and standards. Alderman January questioned if a basement was required; Mr. Spore explained there was a storm shelter integrated on the buildings 1st floor if any disasters occurred.

This will be placed on the next **Council Agenda, December 07, 2020.**

Mr. Price added that a School District Board Meeting was scheduled Tuesday, **November 17, 2020** at the same time.

II. PENDING MATTERS:

CITY ACCOMPLISHMENTS UPDATE

Alderman Allen listed the number of city accomplishments:

- **\$50,000,000** for Brookstone Project
- **\$5,000,000 Rosalind Franklin University**
- **14th Street to Sheridan Rd. - \$18,000,000 Project (Audrey Nixon Boulevard)**
- **Vacant Land Build with Community Partners**
- **Demo of (9) Dilapidated Buildings**
- **Build (9) New Homes on Arrington Dr.**
- **Property Value Increased**
- **Abbvie \$40,000,000 Build for Neal Math & Science Academy**
- **\$400,000 of Metra Train Station Renovation**
- **Paris Banquet Hall Grocery Store/Restaurant**

He clarified there was much to be proud of in the City of North Chicago. He offered his contact number for any questions or concerns from the public/community and elaborated further.

Alderman Evans commended Alderman Allen. He stated he heard negative remarks due to the election and appreciated Alderman Allen's positive comment.

The Mayor acknowledged Alderman Allen.

Alderman January moved, by Alderman Jackson that Economic Development/Planning/Zoning Committee Meeting stand adjourned.

ROLL CALL:

Ayes: Jackson, Mayfield, Evans, Allen, Markham, Runnels, January

Nays: None

Absent: None

The meeting adjourned at 7:29 p.m.

**PUBLIC SAFETY
COMMITTEE MEETING**

**MONDAY, NOVEMBER 16, 2020
7:30 PM**

Alderman Mayfield called the meeting to order.

ROLL CALL:

Present: Jackson, Mayfield, Evans, Allen, Markham, Runnels, January

Absent: None

I. DISCUSSION – 911 DISPATCH CONSOLIDATION UPDATE:

Lazaro Perez, Police Chief provided briefing of the 911 Dispatch Consolidation update, **June 18, 2020**. There was an estimated annual cost-savings of **\$500,000** to the taxpayers.

Alderman Markham appreciated the information update. Chief Perez stated the city cost estimated **\$84,000**.

The Mayor questioned overall opinion of Chief concerning the service currently. Chief Perez stated it was a “win win” situation for the City and the constituents.

The Mayor stated the North Chicago dispatchers that had moved to Mundelein, IL were able to be certified with stronger opportunity of advancement.

Alderman Markham had concerns of the existing equipment; Chief Perez assured him the remaining would be utilized in the police department.

Alderman Runnels moved, by Alderman Evans, that Public Safety Committee Meeting stand adjourned.

ROLL CALL:

Ayes: Jackson, Mayfield, Evans, Allen, Markham, Runnels, January

Nays: None

Absent: None

The meeting adjourned at 7: 35 p.m.

**FINANCE/AUDIT
COMMITTEE MEETING**

**MONDAY, NOVEMBER 16, 2020
7:36 PM**

Alderman Runnels called the meeting to order

ROLL CALL:

Present: Jackson, Mayfield, Evans, Allen, Markham, Runnels, January

Absent: None

I. REVIEW DISCUSSION OF FIRE PENSION:

Removed per Alderman Runnels

II. DISCUSSION OF 2020 TAX LEVY:

Tawanda Joyner, Assistant Comptroller stated there was no increase to the **2020** Tax Levy.

Alderman Allen moved, seconded by Alderman Mayfield to accept that the Finance Report was read.

This will be placed on the next **Council Agenda, December 07, 2020.**

Alderman Allen moved, by Alderman Mayfield that Finance/Audit Committee Meeting stand adjourned.

ROLL CALL:

Ayes: Jackson, Mayfield, Evans, Allen, Markham, Runnels

Nays: January

Absent: None

The meeting adjourned at 7:38 p.m.

COMMITTEE OF THE WHOLE

MONDAY, NOVEMBER 16, 2020

7:40 PM

Mayor Rockingham called the meeting to order.

ROLL CALL:

Present: Jackson, Mayfield, Evans, Allen, Markham, Runnels, January

Absent: None

I. DISCUSSION OF ACCEL ENTERTAINMENT/PARIS BANQUET – 1492 LEWIS AVENUE:

The Mayor stated that Accel Entertainment was requesting a GP Liquor License located in the Paris Banquet Hall. Roberto Delgadillo, Paris Banquet Hall explained was established in year **2015**. The hall had been financially impacted and hosting food drives for additional revenue during the pandemic. There was an estimated **(70)** contracts postponed and estimated **(50)** were cancelled and unable to host events due to the pandemic. They had invested much money into the company for the grocery store and restaurant project. The building would be a separate entrance for the video gaming and elaborated further of the design layout access. It would allow the needed income from income lost.

Alderman Allen stated had strongly supported the Paris Banquet Hall and was looking forward to future endeavors.

Ms. Maggie Westlove, Accel Entertainment added there would be additional city tax revenue with video gaming estimating **\$30,000** annually.

Alderman Jackson questioned the number of machines; Ms. Westlove stated **(6)**.

Alderman Jackson questioned number of machines; Ms. Westlove explained they requested the maximum of **(6)**

The Mayor stated had also agreed and fully supported them. The family worked diligently in the community and allowing it profitable. He was hoping of council support.

This will be placed on the next **Council Agenda, December 07, 2020**.

Alderman Allen moved, seconded by Alderman Runnels that Committee of the Whole stand adjourned.

ROLL CALL:

Ayes: Jackson, Mayfield, Evans, Allen, Markham, Runnels, January

Nays: None

Absent: None

The meeting adjourned at 7:49 p.m.

HUMAN RESOURCES COMMITTEE MEETING

MONDAY, NOVEMBER 16, 2020

7:50 PM

Alderman Mayfield called the meeting to order.

ROLL CALL:

Present: Jackson, Mayfield, Evans, Allen, Markham, Runnels, January

Absent: None

I. DISCUSSION/PRESENTATION OF THE OWENS GROUP LIABILITY INSURANCE CONTRACT RENEWAL:

Bill Owens, The Owens Group provided a general overview of the market. The condition of the marketplace was reflective of change to the price from a buyers to seller market within the previous several years. The items that have impacted the increased cost of insurance; rise of continuous fires, number of hurricanes and shootings that affected the law enforcement liability.

Bruce Mitchell, Senior Account Manager provided the presentation of the liability Insurance Contract Renewal. The City had performed well within the 5 years and strived to be the City of “Best Practices.”

Alderman Allen questioned clarification with recommendation of the (2) companies; Safety National and Travelers Insurance. Mr. Mitchel explained. The City had a current ongoing claim and Travelers Insurance offered a short-term policy.

Alderman January agreed with ensuring proper coverage and she suggested if the City could collaborate with another City of same size in lowering the costs. Mr. Owens suggested possibly another purchasing group for insurance control. There was much data involved including legal documentation. She requested providing the information to the council member once researched; unknown of Federal Funds and need to move the City forward. She questioned if the rate increase was budgeted fiscally; Assistant Comptroller, Tawanda Joyner stated would forward her the information. Alderman January requested that the information was sent to the council members. The City needed to be mindful of the budget and suggested continued discussion. She acknowledged Mr. Owens for including the cyber insurance. Mr. Owens stated the amount was lowered as the administrative, Human Resources and information technology department reacted expeditiously.

Alderman Allen questioned liability amount; Chief of Staff, Deb Waszak stated was in the amount of **\$200,000**. He commended Mr. Owens and he supported the cost.

Alderman Jackson questioned number of groups from the purchasing group; Mr. Owens stated would be **(10)** entities. He added it was already discussed with other governmental bodies. A pool wasn't required. A report would be provided in the coming months concentrating on the number of other groups.

Alderman Mayfield commended The Owens Group upon their efforts in reducing city costs.

This will be placed on the next **Council Agenda, December 07, 2020**.

II. EXECUTIVE SESSION 5 ILCS 120 2 (C)(12) – ESTABLISHMENT OF RESERVES OR SETTLEMENT OF CLAIMS:

Human Resource Director, Liz Black explained there was an emergency and she requested to reschedule Item II at the next **Committee Meeting, December 07, 2020.**

Alderman Allen moved, by Alderman Evans that Human Resources Committee Meeting stand adjourned.

ROLL CALL:

Ayes: Jackson, Mayfield, Evans, Allen, Markham, Runnels, January

Nays: None

Absent: None

The meeting adjourned at 8:33 p.m.

**ECONOMIC DEVELOPMENT/PLANNING/ZONING
COMMITTEE MEETING**

**MONDAY, DECEMBER 07, 2020
7:26 PM**

Alderman Allen called the meeting to order.

ROLL CALL:

Present: Jackson, Mayfield, Evans, Allen, Markham, Runnels, January

Absent: None

I. DISCUSSION: JOB FAIR AND LOCAL HIRING STRATEGY - NEAL MATH AND SCIENCE ACADEMY:

School Services Director, Jenny Boyts reviewed the flyer. She announced that Tuesday, **December 15, 2020** would be an enclosed 2-hr question session. There would be a link registering in advance. She would be returning discussion in **January 2021**.

The Mayor questioned if reaching out to Black and Hispanic minority contractors outside of Lake County. Ms. Boyts acknowledged they would ensure sharing to engage others.

Alderman Allen clarified including contractors within the community. He would confirm that with her. Ms. Boyts would provide her contact information.

II. DISCUSSION OF SHERIDAN CROSSING – AMENDED & RESTARTED RDA:

Attorney Silverman explained the amended and Restated Redevelopment project.

Alderman Allen questioned clarification of Exhibit H; Attorney Silverman explained that it was the prohibited list on the property. It was properly reviewed.

Alderman Jackson inquired what individual should be addressed with questions. Attorney Silverman directed him to Economic & Community Development Director, Victor Barrera.

Alderman January questioned if the aldermen had the capability to cancel the contract/escape clause. There had not been any progress within (3) years. She questioned a timeline; Attorney Silverman explained the City or developer could terminate the agreement including the provisions of **4C** in the agreement. He referenced **pg. 14; 5B**, Property Acquisition (Phase I).

Alderman January questioned if the developer had substantial funds for the Deed and Escrow; Alderman Silverman elaborated further a method of guaranteeing City's reacquisition rights.

This will be placed on the next **Council Agenda, December 21, 2020**.

III. DISCUSSION OF AMERICAN TOWER – LEASE AMENDMENT:

Mr. Barrera explained the proposed amendment with rent reduction in the lease by **\$600**. The American Tower was signing bonus of **\$5,000; \$2,028/monthly**. The City would receive another user if successfully attracting AT&T to the tower.

Alderman Allen questioned clarification of the rent and when active; Mr. Barrera explained it would be effective this year of **2020**. Approval of the lease amendment would generated estimated **\$100,000** in revenue; if successful in attracting AT&T, there would be an additional user and rent in upgrading the tower.

Alderman Jackson questioned the rent was retro-active pay; Mr. Barrera acknowledged it was.

Alderman January asked prior lease amount; Mr. Barrera stated **\$2,600**. The rent reduction to market rates that would hopefully assist in attracting additional users. She asked the purpose of the tower; Mr. Barrera explained they were seeking to include **5G** and fiber optics to the tower. She wasn't certain if rent reduction was beneficial to the City. She suggested extra rent due to unappealing City's aesthetics.

Alderman Jackson questioned clarification; Mr. Barrera reiterated and elaborated further.

Alderman Allen questioned estimated revenue in dollars vs. percentages. Mr. Barrera stated would obtain the information and return his findings.

Alderman January questioned number of customers generated and/or additional towers. She suggested additional rent and disagreed with the lease amendment.

The Mayor questioned if the amendment would reduce to market rate and/if rates were established at a certain monthly rates Mr. Barrera acknowledged the hope to attract AT&T there. He would compare the information with American Tower.

IV. DISCUSSION OF 812 14TH ST. – BID OPENING:

Mr. Barrera explained had received (1) bid from Mr. Walter Barnett. He provided 10% of \$4,500 bid amount;

Alderman Jackson questioned plan for the property; Mr. Barrera for purpose of storing vehicles he had from the body shop. The long-term plan was to invest in a vehicle dealership.

Alderman January questioned if properly zoned; Mr. Barrera stated it would have to be rezoned.

Alderman Allen inquired if fencing and indicated requirement with asphaltting the driveway. He suggested stipulation to the rezoning request. Alderman January agreed. Mr. Barrera would honor their suggestions.

V. DISCUSSION OF SURPLUS REAL ESTATE DECLARATION:

Nimrod Warda, Senior City Planner explained the surplus real estate declaration. He named the list of city-acquired various properties.

Alderman Allen question property parcels at 0 Pulaski Dr; Mr. Warda explained the City owned property at northeast location. If an end-user could redevelop the site.

This will be placed on the next **Council Agenda, December 21, 2020.**

VI. DISCUSSION OF INTERGOVERNMENTAL AGREEMENT WITH THE LAKE COUNTY LAND BANK ASSOCIATION – ABANDONMENT PROCEEDINGS:

Mr. Barrera explained the Intergovernmental Agreement with the Lake County Land Bank Association for abandonment proceedings. There was an estimated \$2,500 incurred cost for the claim. It was a tool option for Land Bank to file a petition in the City's behalf. Their end-goal was to partner with a non-profit to rid the City of blighted property or generally repairing it to remain on the tax rolls. The previous discussion, **September 21, 2020**, there was concern with the Resolution that was directed to the Attorney. He preferred moving forward if possible.

Alderman Allen questioned clarification with city legal savings incurred per property parcel. Mr. Warda added there would be also reduced staff time management associated with the building.

This will be placed on the next **Council Agenda, December 21, 2020.**

VII. PENDING MATTERS:

NEW BUSINESSES

Alderman Mayfield questioned any new businesses within the City; Mr. Barrera would provide a comprehensive listed report at the next meeting, **December 21, 2020**. He provided (2) upcoming grocery store; Fresh Foods signed lease last week for end unit of Paris Banquet Hall. Also, a Harold's Chicken, Shrimp and Pizzeria and lease was signed, opening within (4) weeks.

The Mayor questioned the Truck Stop off of Skokie Highway. Mr. Barrera received the plans and developer was seeking to break ground the spring of **2021**.

Alderman Evans emphasized there was no negativity with development to the City of North Chicago. It was great team work forthcoming.

Alderman Allen strongly encouraged supporting the local businesses within.

Alderman Mayfield moved, seconded by Alderman Evans that Economic Development/Planning/Zoning Committee Meeting stand adjourned.

ROLL CALL:

Ayes: Jackson, Mayfield, Evans, Allen, Markham, Runnels, January

Nays: None

Absent: None

The meeting adjourned at 8:28 p.m.

**FINANCE/AUDIT
COMMITTEE MEETING**

**MONDAY, DECEMBER 07, 2020
8:28 PM**

Alderman Runnels called the meeting to order.

ROLL CALL:

Present: Jackson, Mayfield, Evans, Allen, Markham, Runnels, January

Absent: None

I. DISCUSSION OF CLEARGOV INC. – BUDGET SOFTWARE:

Assistant Comptroller, Tawanda Joyner explained that ClearGov Inc. offered budget software and its benefits properly streamlined. The company was initiated in year of **2015** and have partnered with various municipalities. They worked directly with GFOA for requirements toward a budget award annually. There was an initial cost set-up of **\$1,800** allowing a pro-rated cost for the first **(3)** months; **\$3,550** scheduled in **February 2021**. If approved, it would be a **\$7,000** in the fiscal year amount to **May 30, 2021**. She explained the benefited features that it was on-line based with each department, creating charts, graphs and stored data for 10-year timeline. Also interactive search, user friendly with mobile phone or tablet with reduced time including key comparative data for exchanging with other municipalities.

Alderman Markham questioned if funds were budgeted. Ms. Joyner explained they were utilized from the Comptroller's Office. The cost would include the initial **(3)** months; **\$3,550 + \$1,800** initial set-up = **\$5,350**. If approve, it would be a **\$7,000**

Alderman Jackson if a **3%** rate increase annually and questioned clarification if different from Tyler; Ms. Joyner acknowledged it was, it would create software, would interface with the Tyler Munis system that wasn't self-sufficient.

Alderman January clarified was an expensive purchase from Tyler; was her understanding that previous Interim Comptroller indicated no to use ClearGov; she knew the Tyler system and how to properly train with it. She questioned the status. Ms. Joyner has met with Tyler Munis including I.T. Dept. Currently was Phase I. Would be meeting in **January 2021**.

Chief of Staff, Deb Waszak added the Tyler system was implemented basically during the reorganization of various department and especially the dispatch outsourcing. Tyler and Enterprise System wasn't feasible and she disagreed with the software as it didn't sustain the capacity of staff. She supported the budget software program. Currently was a very lengthy budgeting process and the new software would reduce the timeline. The City was following "Best Practices goal toward an award. They were attempting improvement.

Alderman Jackson questioned the contract amount; Ms. Joyner explained the initial **(3)** month prescription including **\$1,800**. The **\$7,000** would be effective from **May 01, 2021** thru **April 30, 2022**.

This will be placed on the next **Council Agenda, December 21, 2020**.

II. DISCUSSION: CARES ACT FUNDING AND COVID-19 EXPENSES:

Chief of Staff, Deb Waszak provided overview of CARES Act Funding and COVID-19 expenses from **March to October 2020**.

Most of it was inclusive in the Grant received that was excluded due to the vast information. The categories were supplied by the County's Grant Program which she named accordingly. The paid family/medical leave was utilized from the First Corona Virus Act. The expenses totaled **\$5.7 million** and the City received a reimbursement of **\$1.3 million** After **October 2020**, the COVID expenses were **\$16,972**.

Alderman Allen questioned if expecting additional reimbursement; Mrs. Waszak clarified not at this time and she was hoping for changes.

Alderman Allen moved, seconded by Alderman Mayfield that Finance/Audit Committee Meeting stand adjourned.

ROLL CALL:

Ayes: Jackson, Mayfield, Evans, Allen, Markham, Runnels, January

Nays: None

Absent: None

The meeting adjourned at 8:47 p.m.

**BUILDING/LICENSE
COMMITTEE MEETING
MONDAY, DECEMBER 07, 2020
8:48 PM**

Alderman January called the meeting to order.

ROLL CALL:

Present: Jackson, Mayfield, Evans, Allen, Markham, Runnels, January

Absent: None

I. DISCUSSION OF CITY HALL ROOF REPLACEMENT:

Alderman January explained per Economic & Community Development Director requested to hold Item 1 for future discussion.

II. PENDING MATTERS

There was nothing for discussion.

Alderman Allen moved, seconded by Alderman Mayfield that Building/License Committee Meeting stand adjourned.

ROLL CALL:

Ayes: Jackson, Mayfield, Evans, Allen, Markham, Runnels, January

Nays: None

Absent: None

The meeting adjourned at 8:49 p.m.

**PUBLIC WORKS
COMMITTEE MEETING**

**MONDAY, DECEMBER 07, 2020
8:50 PM**

Alderman Evans called the meeting to order.

ROLL CALL:

Present: Jackson, Mayfield, Evans, Allen, Markham, Runnels, January

Absent: None

I. DISCUSSION OF STORMWATER UPDATE:

City Engineer, Steve Cieslica explained that Lake County had updated the Stormwater Ordinance. They required that the City adopted it. There was an increase in the rainfall data.

Alderman Jackson addressed the wording change in the ordinance. Mr. Cieslica explained the document was provided by the County.

This will be placed on the next **Council Agenda, December 21, 2020.**

II. REVIEW/CONSIDERATION OF EXTENDING 2019/20 CONTRACTS FOR SNOW AND ICE REMOVAL SERVICES FOR 2020/21 FOR CITY HALL COMPLEX TO OLMOS LANDSCAPING, INC. AND TO TRI-STATE PLATINUM LANDSCAPING, LLC FOR THE NORTH CHICAGO METRA COMMUTER STATION AND ALL ALLEYS IN THE CITY FOR THE 2020/21 WINTER SEASON:

Public Works Director, Ed Wilmes explained/requested extending the **2019/20** contract for snow and ice removal services for **2020/21**. It previously was undertaken by the public works employees and was privatized; resulting in an improved level of service, particularly alleys and throughout the City. Olmos Landscaping Inc. and Tri-State Platinum Landscaping, LLC for North Chicago Metra Commuter Station.

Alderman Allen stated had questioned Mr. Wilmes concerning other bids. He requested the following year allowing other bids for snow and ice seasons from **December thru March 2021.**

Mr. Wilmes stated if contract was renewed would extend it to other individuals. Alderman Allen clarified to support the community.

III. REQUEST FOR AUTHORIZATION FOR TRI-R SYSTEMS TO PURCHASE ON THE CITY'S BEHALF, WONDERWARE SOFTWARE LICENSES TO COMPLETE THE SCADA SYSTEM UPGRADE IN AN AMOUNT NOT TO EXCEED \$35,175.00:

Mr. Wilmes requested the wonderware software to complete the SCADA System upgrade in an amount not to exceed **\$35,175.00.**

Alderman Jackson questioned if costs were exclusively for software; Mr. Wilmes explained he purchased licenses from the vendors including a separate software fee inclusive of the total amount.

Alderman Allen moved, seconded by Alderman Mayfield that Public Works Committee Meeting stand adjourned.

ROLL CALL:

Ayes: Jackson, Mayfield, Evans, Allen, Markham, Runnels, January

Nays: None

Absent: None

The meeting adjourned at 9:03 p.m.

HUMAN RESOURCES COMMITTEE MEETING

MONDAY, DECEMBER 07, 2020

9:04 PM

Alderman Mayfield called the meeting to order.

ROLL CALL:

Present: Jackson, Mayfield, Evans, Allen, Markham, Runnels, January

Absent: None

I. DISCUSSION: NEIGHBORHOOD SERVICES ADMINISTRATOR/FIRE MARSHAL POSITION:

Chief of Staff, Deb Waszak explained the Neighborhood Services Administrator/Fire Marshal Position and its cost savings benefits. The combined position would manage and supervise the Code Enforcers resulting a more systematic approach improving its efficiencies. This would also allow the Economic & Community Development Director focusing on the economic development. She had provided requested job descriptions that outlined duties of the Fire Marshal and Neighborhood Services Administrator. Legal had thoroughly reviewed the documents including the City Salary Ordinance and Salaries. Continuing, with discussing benefits of the City's Blight Reduction Program. It had attracted investment and increased property values. She added this would permit additional time to complete the development projects and encouraged council feedback.

Alderman Allen questioned if hiring within City Hall; Mrs. Waszak stated would follow the same path of attempting opportunity internally then externally to apply for the position.

Alderman Jackson questioned/suggested the person hired would need to be a certified firefighter, secondly, if the current Fire Marshal was to be considered. She was hoping he would apply for the position. The grade of **A21** and step would be based on who was hired and their experience. He questioned the current salary of current Fire Marshal; Mrs. Waszak; **\$104,293**.

Alderman Allen questioned why/if the person needed to be a Fire Marshal in applying. Mrs. Waszak clarified it was a requirement due to the combined position. The Fire Marshal certification qualifications were a necessity. She deferred him to the Fire Chief and Economic Director.

The Mayor added that the person would need to be qualified as a Fire Marshal and experience of code enforcement/building inspector resuming the role. Mrs. Waszak explained previously they were separated positions and then were merged. The blighted property was reduced and property values increased.

This will be placed on the next **Council Agenda, December 21, 2020**.

II. EXECUTIVE SESSION 5 ILCS 120 2 (C)(12) – ESTABLISHMENT OF RESERVES OR SETTLEMENT OF CLAIMS:

Alderman Allen moved, seconded by Alderman Markham that Human Resources Committee Meeting suspend at **9:17 p.m.** to Executive Session 5 ILCS 120 2 (C)(12) – Establishment of Reserves or Settlement of Claims.

City Clerk Collins explained connecting to the link for Executive Session.

ROLL CALL:

Ayes: Jackson, Mayfield, Evans, Allen, Runnels

Nays: None

Absent: Markham, January

NO MOTION TO RESUME THE MEETING AT 9:37 PM

ROLL CALL:

Ayes: Jackson, Mayfield, Evans, Allen, Markham, January

Nays: None

Absent: Runnels

Alderman Evans moved, seconded by Alderman Allen that Human Resources Committee Meeting stand adjourned.

ROLL CALL:

Ayes: Jackson, Mayfield, Evans, Allen, Markham, Runnels, January

Nays: None

Absent: None

The meeting adjourned at 9:37 p.m.

MINUTES

The City Council of North Chicago met in a Regular meeting, Monday, December 21, 2020 at 6:00 p.m. via Virtual media Zoom Link with Mayor Leon Rockingham, Jr. presiding.

I. CALL TO ORDER

II. INVOCATION

III. ROLL CALL

Upon roll call being taken, the following members were present:

Present: Jackson, Mayfield, Allen, Markham, Runnels, January

Absent: Evans

MOTION CARRIED

3-1 Resolution Honoring Charles Shipley

Alderman Allen moved, seconded by Alderman Mayfield to approve the Resolution Honoring Charles Shipley.

ROLL CALL:

Ayes: Jackson, Mayfield, Allen, Markham, Runnels, January

Nays: None

Absent: Evans

MOTION CARRIED

City Clerk Lori L. Collins read the Resolution as requested

IV. OMNIBUS VOTE AGENDA

4-1 Minutes of Regular Council Meeting, **December 07, 2020**

4-2 Minutes of Standing Committee Meetings, **December 07, 2020**

4-3 Treasurer's Report – **November 2020**

4-4 Monthly Budget Report – **May 01, 2020 thru November 30, 2020**

4-5 ClearGov Inc. Budget Software in amount of **\$5,350**

4-6 Resolution/IGA - Lake County Land Bank Association for Abandonment Proceedings

4-7 Ordinance Declaring Surplus/Authorizing Disposal or Sale of Certain Property

4-8 Adoption of Lake County Watershed Development Updates as Recently Amended by Lake County, **October 13, 2020**

Alderman Jackson moved, seconded by Alderman January to approve the Omnibus Vote Agenda Items 4-1 thru 4-4.

Alderman Jackson requested to move item **4-5** to Regular Agenda. Alderman January requested moving items **4-6** thru **4-8**.

ROLL CALL:

Ayes: Jackson, Mayfield, Evans, Allen, Markham, Runnels

Nays: January

Absent: None

MOTION CARRIED

V. PUBLIC COMMENTS

Charles January

Wished everyone a safe and happy holiday.

VI. REGULAR AGENDA

4-5 CONSIDERATION/APPROVAL – CLEARGOV INC. BUDGET SOFTWARE IN AMOUNT OF \$5,350

Alderman Evans moved, seconded Alderman Runnels to approve the ClearGov Inc. budget software in amount of \$5,350

Alderman Jackson expressed concerned with **\$57,073.72** cost from Tyler Technologies Inc. in addition to this purchase. There is already a system. The Mayor clarified the software served **2** different purposes.

Tawanda Joyner, Assistant Comptroller explained that Tyler provided the main software (financial for budget). ClearGov is where the budget is created, developed and disbursed; the software worked together.

Deb Waszak, Chief of Staff added that the budget involved **300** pages of paper. The budget process currently was a manual processed spreadsheet. If it is not effective it would be cancelled in 2 years.

Alderman January echoed the sentiments of Alderman Jackson. She was unaware of the city financial status with pandemic and other issues; need to be mindful of the budget and unaware of the urgency.

The Mayor stated that financial obligations had been met; there was more in the pension funds and he commended the staff with budgeting. There had been additional funds added to the coffers.

ROLL CALL:

Ayes: Mayfield, Evans, Allen, Runnels

Nays: Jackson, Markham, January

Absent: None

MOTION CARRIED

4-6 CONSIDERATION/APPROVAL OF RESOLUTION/IGA – LAKE COUNTY LAND BANK ASSOCIATION FOR ABANDONMENT PROCEEDINGS

Alderman Evans moved, seconded Alderman Mayfield to approve Resolution/IGA for Lake County Land Bank Association for Abandonment Proceedings.

ROLL CALL

Ayes: Jackson, Mayfield, Evans, Allen, Markham, Runnels, January

Nays: None

Absent: None

MOTION CARRIED

4-7 CONSIDERATION/APPROVAL OF ORDINANCE DECLARING SURPLUS/AUTHORIZING DISPOSAL OR SALE OF CERTAIN PROPERTY

Alderman Evans moved, seconded Alderman Allen to approve the Ordinance Declaring Surplus/Authorizing Disposal or Sale of Certain Property.

Alderman January asked for the list to be read. City Clerk Lori Collins read the list as requested; **2330 Lewis Ave., 0 Casmir Pulaski Dr., 0 Greenfield Ave., 720 18th St., 0 Prospect Ave., 0 18th St., 0 19th St., 2952 MLK Jr. Dr., 0 22nd St., 2014 Greenfield Ave., 12733 W. Berwyn Ave., 12715 W. Berwyn Ave.**

Alderman Evans invited anyone to Economic & Community Development for more information about available properties for sale.

Alderman January clarified should value the amount included; Attorney Simon explained that the Ordinance only identified the surplus and wasn't selling them. The process to sale would be determined after further discussion.

ROLL CALL

Ayes: Jackson, Mayfield, Evans, Allen, Markham, Runnels, January

Nays: None

Absent: None

MOTION CARRIED

- 4-8 CONSIDERATION/APPROVAL: ADOPTION OF LAKE COUNTY WATERSHED DEVELOPMENT UPDATES AS RECENTLY AMENDED BY LAKE COUNTY, OCTOBER 13, 2020

Alderman Evans moved, seconded by Alderman Mayfield to approve the Neighborhood Service Administrator/Fire Marshal.

ROLL CALL

Ayes: Jackson, Mayfield, Evans, Allen, Markham, Runnels, January

Nays: None

Absent: None

MOTION CARRIED

- 6-1 CONSIDERATION/APPROVAL OF AMENDED & RESTATED RDA (REDEVELOPMENT AGREEMENT) – SHERIDAN CROSSING

Alderman Evans moved, seconded by Alderman Allen to approve the Amended & Restated RDA (Redevelopment Agreement) for Sheridan Crossing.

ROLL CALL

Ayes: Jackson, Mayfield, Evans, Allen, Runnels

Nays: Markham, January

Absent: None

MOTION CARRIED

- 6-2 CONSIDERATION/APPROVAL OF EXTENDING 2019/2020 CONTRACTS FOR SNOW AND ICE REMOVAL SERVICES OF 2020/2021 FOR THE CITY HALL COMPLEX TO OLMOS LANDSCAPING, INC. AND TO TRI-STATE PLATINUM LANDSCAPING, LLC FOR THE NORTH CHICAGO METRA COMMUTER STATION AND ALL ALLEYS IN THE CITY FOR THE 2020/2021 WINTER SEASON

Alderman January stated there were no dollar amounts and would like those before voting. Alderman Markham said the amount should be read in the motion first and then discussed.

Alderman Jackson moved, seconded by Alderman Markham to approve extending 2019/2020 Contracts for Snow and Ice removal services of 2020/2021 for the City Hall Complex to Olmos Landscaping, Inc. and to Tri-State Platinum Landscaping, LLC for the North Chicago Metra Commuter Station and all alleys in the City for the 2020/2021 Winter Season.

Alderman January moved, seconded by Alderman Markham to amend motion to include the dollar amount

Mr. Ed Wilmes, Public Works Director explained there was no dollar amount set; cost was based on occurrence. Provided was the amount budgeted and it may be more or less. The bid was awarded to lowest bidder for the services.

Alderman Markham asked to include cost of previous year without stating “not to exceed.” Attorney Simon explained that the amendment could include the bid tabulation.

Alderman January moved, seconded by Alderman Markham to revise amended motion for approval of Contracts for Snow and Ice removal services from Olmos Landscaping and Tri-State Platinum for 2020/2021 adding the bid tabulations.

ROLL CALL

Ayes: Jackson, Mayfield, Evans, Allen, Markham, Runnels, January

Nays: None

Absent: None

MOTION CARRIED

- 6-3 **CONSIDERATION/APPROVAL FOR TRI-R SYSTEMS TO PURCHASE ON THE CITY’S BEHALF, WONDERWARE SOFTWARE LICENSES TO COMPLETE THE SCADA SYSTEM UPGRADE IN AN AMOUNT NOT TO EXCEED \$35,175.00**

Alderman Evans moved, seconded by Alderman Mayfield to approve the Tri-R Systems to purchase on the City’s behalf, Wonderware software licenses to complete the SCADA System upgrade in an amount not to exceed \$35,175.

ROLL CALL

Ayes: Jackson, Mayfield, Evans, Allen, Markham, Runnels, January

Nays: None

Absent: None

MOTION CARRIED

- 6-4 **CONSIDERATION/APPROVAL: NEIGHBORHOOD SERVICES ADMINISTRATOR / FIRE MARSHALL**

Alderman Evans moved, seconded by Alderman January to approve the position of Neighborhood Services Administrator/Fire Marshall.

Alderman Jackson disagreed with high amount of salaries. Could the Neighborhood Services Administrator be a contracted position?

The Mayor stated possibility of contracting the position. It would only be a \$5,000 increase overall. This was two positions combined and benefit to the City.

Alderman Jackson questioned if the current Fire Marshall was in-house at this time; The Mayor stated the process of initial internal search.

Alderman Allen questioned how he/she would be removed from the position if the purpose wasn't successful; The Mayor said there wouldn't be a rehire in that position if it did not work and could be considered upon review of the City Salary Ordinance.

Mrs. Waszak explained when hired there would be a 6-month probation; Alderman Jackson questioned procedure if the revenue should lower; last one in first one out? Mrs. Waszak explained.

The Mayor clarified that Fire inspections and code enforcement was essential. He iterated the benefit with combined services; he/she would accomplish both tasks in one position. It opens time for more Economic Development.

ROLL CALL

Ayes: Mayfield, Evans, Runnels

Nays: Jackson, Allen, Markham, January

Absent: None

MOTION FAILED

6-5 **CONSIDERATION/APPROVAL – ACCEPTANCE OF BID AT 812 14TH ST.**

Alderman Evans moved, seconded by Alderman Mayfield to approve the acceptance of bid at 812 14th St.

Alderman Jackson questioned if bidder complied with criteria and the property's purpose; Mr. Barrera explained was phase I of many steps prior the bidder being able to use the land. The next step is to rezone from residential to commercial and total bid amount was **\$4,500.**

ROLL CALL

Ayes: Jackson, Mayfield, Evans, Allen, Markham, Runnels, January

Nays: None

Absent: None

MOTION CARRIED

6-6 **CONSIDERATION/APPROVAL TO INCREASE THE VALUE OF A CONTRACT AWARDED TO C-FORCE CONSTRUCTION AT THE NOVEMBER 16, 2020 CITY COUNCIL MEETING FOR CDBG-FUNDED SIDEWALK REPLACEMENT WORK FOR CURRENT UPPER LIMIT OF \$31,290 TO \$34,100, WHICH IS THE FULL VALUE AWARDED TO THE CITY FOR 2020**

Alderman Evans moved, seconded by Alderman Allen to increase in value of a contract awarded to C-Force Construction at the November 16, 2020 City Council Meeting for CDBG funded sidewalk replacement work for current upper limit of \$31,290 to \$34,100, which is the full value awarded to the City for 2020.

ROLL CALL

Ayes: Jackson, Mayfield, Evans, Allen, Markham, Runnels, January

Nays: None

Absent: None

MOTION CARRIED

6-7 **CONSIDERATION/APPROVAL OF CITY BILLS**

General Corporate Fund	\$	261,410.05
Motor Fuel Tax	\$	480,435.66
Water Operations	\$	405,750.08
Grant	\$	9,950.00
Community Development - CDBG	\$	72,780.13
911 Emergency Telephone Sys.	\$	1,340.00
Grant Place Operating Fund	\$	6,581.15
TOTAL	\$	1,238,247.07

MOTION:

Alderman Runnels moved, seconded by Alderman Mayfield to pay the bills of Council Run 12/21/20 in the amount of \$1,238,247.07 when funds become available.

Alderman Jackson questioned Tyler Technologies Inc. **pg. 15**. Mrs. Waszak explained it was a portion of a larger amount; it gets paid as the process continues, the total amount had not been paid. There will be more bills to come.

Alderman January asked if there were sufficient funds; when checks would be processed and dispensed. Assistant Comptroller Tawanda Joyner stated funds were available; checks would be disbursed before end of the week. Alderman January asked the balance of the Water Fund and the next transfer; Ms. Joyner provided the balance of in the Water Operations Fund in the amount of **\$1,249,850.66** and transfer of **\$675,000** in January 2021.

ROLL CALL:

Ayes: Jackson, Mayfield, Evans, Allen, Markham, Runnels

Nays: January

Absent: None

MOTION CARRIED

VII. MISCELLANEOUS

VARIOUS

Alderman Evans expressed joy with the Christmas parade and North Chicago was 1 of the best cities in Illinois. Packets were disbursed on Thursday and Directors were available for any questions before the meetings. Council should be informed to spread information to the community; noted house on MLK Jr. Dr. with abundance of trash. He has received numerous calls for that ward and he was willing to discuss the issue.

Alderman Markham was unaware of the location; Alderman Evans stated at MLK Jr. Dr. & Dickey Ave.

GROCERY STORE GRANT

Alderman Markham questioned \$100,000 grant for a grocery store and where the funds were. Mayor Rockingham explained that there was no grocer that came at the time the grant was available; the local stores weren't willing to expand. The funding had to be utilized specifically and grant money wasn't received. He said there was a current market in development that is looking for assistance.

Alderman Markham questioned if resubmitting; the Mayor stated was based on funding availability and he was uncertain.

Alderman Allen expressed difficulty of obtaining another grant if unavailable and there were some other projects forthcoming.

SANTA PARADE

Alderman January commented on the success of the parade and especially in the 7th Ward. She acknowledged/thanked the staff and Mayor.

VARIOUS

The Mayor announced the passing of Dwayne Roberson who was an employee that recently retired from the Water Plant. He acknowledged staff for participation in Christmas parade; commended Alderman Evans for the idea of the parade and starting previously; a rough year with the pandemic that ravished the world, gracious of those that provided when able; commending the elected officials and staff in general for everything.

VIII. ADJOURNMENT

There being no further business to come before the Council; a motion was made by Alderman Evans, seconded by Alderman Mayfield that the meeting stand adjourned.

The Council wished everyone a Merry Christmas and Happy New Year.

ROLL CALL:

Ayes: Jackson, Mayfield, Evans, Allen, Markham, Runnels, January

Nays: None

Absent: None

MOTION CARRIED

The Council Meeting adjourned at 7:12 p.m.

ATTEST:

Lori L. Collins, City Clerk