

MINUTES

The City Council of North Chicago met in a Regular meeting, Tuesday, January 18, 2022 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, Evans, Allen, Smith, Murphy, January

Absent: None

IV. OMNIBUS VOTE AGENDA

4-1 Minutes of Regular Council Meeting, **January 03, 2021**

4-2 Minutes of Standing Committee Meetings, **January 03, 2021**

4-3 Treasurer's Report – **December 2021**

4-4 Public Works Consultant Agreement – AMM Enterprises, Inc. (Robert Miller)

Alderman Allen moved, seconded by Alderman Mayfield to approve the Omnibus Vote Agenda items 4-1 thru 4-3 as presented.

Alderman January asked that item 4-4 be moved to the Regular Agenda as it had a fiduciary component.

Ayes: Jackson, Mayfield, Evans, Allen, Smith, Murphy

Nays: January

Absent: None

MOTION CARRIED

V. PUBLIC COMMENTS

Yashin Phillips – Youth Build

Ms. Phillips introduced herself as a recruiter and outreach coordinator for Youth Build focusing on ages 17-24. The program was nine (9) months and currently recruiting for March. She informed the public to contact www.yblc.org or yphillips@yblc.org for more information.

Charles January - Resident

Thanked everyone for prayers for his family. He appreciated that the liquor license on Sheridan Road wasn't approved; it was a problem area. He would be contacting the aldermen to discuss petition to remove authority of the Council and all activities to be approved by referendum.

VI. REGULAR AGENDA

4-4 PUBLIC WORKS CONSULTANT AGREEMENT – AMM ENTERPRISES, INC. (ROBERT MILLER)

Alderman Allen moved, seconded by Alderman Mayfield to approve the Public Works Consultant Agreement – AMM Enterprises, Inc. (Robert Miller).

Alderman January questioned purpose of Consultant Agreement. Interim Chief of Staff David Kilbane explained that the contract was temporary to assist with the snow season and allow analysis of the department. The agreement was until April 2022 at \$75/hr., close to \$10,000 maximum before bidding was necessary.

Alderman January asked how Mr. Miller was chosen for the job and who referred him. Mr. Kilbane said he was used before and City Engineer Steve Cieslica brought it to his attention. Alderman January questioned if the job had been posted/advertised; Human Resources Director said currently only working to include Bob Miller.

Alderman January concerned with not a proactive approach to the situation. Mayor Rockingham, Jr. said that during Mr. Miller temporary work he would analyze if a full-time Director was needed; there was currently capable staff in the department already.

ROLL CALL:

Ayes: Jackson, Mayfield, Evans, Allen, Smith, Murphy, January

Nays: None

Absent: None

MOTION CARRIED

6-1 **CONSIDERATION/APPROVAL OF SETTLEMENT AGREEMENT NOT TO EXCEED \$50,000**

Alderman Allen moved, seconded by Alderman Jackson to approve the Settlement Agreement not to Exceed \$50,000.

Alderman January asked if the settlement had previously been discussed and if details could be revealed; Ms. Black explained that it had been discussed in Executive Session. Alderman Allen asked what was being done to prevent the situation again. Mayor Rockingham, Jr. said that the City tried to continually prevent lawsuits. Mrs. Black said Labor Attorneys were working to prevent reoccurrence.

Alderman January asked if the main issue was concerning the agreement since it was being voted on. Attorney Simon advised against it since it had not been approved yet and it detailed many of the issues. Mayor Rockingham agreed not to go into detail.

Alderman Evans requested that the reports of the Labor Attorneys were given to Council.

ROLL CALL:

Ayes: Jackson, Mayfield, Evans, Allen, Smith, Murphy

Nays: None

Absent: None

Abstain: January

MOTION CARRIED

6-2 **CONSIDERATION/APPROVAL OF RESOLUTION APPROVING FOREBEARANCE AGREEMENT AT 2526 25TH STREET; ADDING STONE HILL HOMES, LLC AS FRED WASHINGTON'S PARTNER**

Alderman Allen moved, seconded by Alderman Mayfield to approve the Resolution - Forebearance Agreement at 2526 25th Street; adding Stone Hill Homes, LLC as Fred Washington's Partner.

Alderman January referred to previous agreement that stated if unable to maintain rehab on the property it would be returned back to the City. She asked how he was allowed to get assistance from another company to extend the contract limitations. It should be bid out again; setting a precedent and was concerned.

Mayor Rockingham, Jr. said the best explanation was compassion. It was true that the City could retrieve the property but a continuance was requested and that he would be obtaining help to complete the work. The Council had a right to vote if Mr. Washington should continue.

Alderman Allen agreed with compassion; he agreed with Alderman January about following the rules yet should be a case by case decision. This particular situation Mr. Washington invested a lot of money already. Mayor added that if there was no work already done on the property it would be a different situation.

Alderman Evans questioned if another person requested the same would it be forgiven. Mayor stated case by case. Alderman January asked if there was proof of work; Economic Development Director Victor Barrera said he had been on location and witnessed some completed work. There was a list of improvements with a timeline; the partner has verified finances.

Mayor Rockingham asked what had been accomplished; Mr. Barrera said some demo work, electrical work, main window replaced, deck removed. Alderman January asked if improvements were in property file. Mr. Barrera said that permits had been issued.

Alderman January asked when Mr. Washington notified the Mayor that he wasn't able to financially complete the project. Mayor Rockingham brought to his attention and in turn approached Mr. Washington for an extension.

Alderman January understood compassion but this was real property and there was a contract. Alderman Jackson would like it to be on the tax rolls; if retrieved, the City would have to decide how to rid of the property once again. Felt that the contractor was reputable and wanted there to be another City of North Chicago resident.

Alderman Allen clarified that the contract stated the work would be completed in 6-8 weeks; if not done in 8 weeks there was no exception and asked that it was documented. Alderman January agreed with extension contract inclusive of the timeline and verifying financials.

Attorney Silverman said that Exhibit C to the forbearance agreement which was the 2022 clause with Mr. Washington. It gave the same timeline as the previous contract, if not desirable motion, it could be amended to include new timeframe. Does not know if 8 weeks was considerable due to availability of building materials.

Alderman January stated that the cost of materials had inflated drastically; again questioned financial proof. Alderman Jackson suggested tabling until more information provided.

Attorney Silverman explained that if the Table failed motion, it would be referred to the original motion.

Alderman Jackson moved, seconded by Alderman January to Table until next Regular Council Meeting, February 07, 2022.

ROLL CALL TO TABLE:

Ayes: Jackson, Mayfield, Evans, Allen, Smith, Murphy, January

Nays: None

Absent: None

MOTION CARRIED

- 6-3 CONSIDERATION/APPROVAL OF CONTRACT DOCUMENTS FOR MEADE ELECTRIC – TRAFFIC SIGNAL MAINTENANCE SERVICES NOT TO EXCEED AMOUNT OF \$30,500

Alderman Allen moved, seconded by Alderman Mayfield to approve the contract documents for Meade Electric – Traffic Signal Maintenance Services not to Exceed amount of \$30, 500.

ROLL CALL:

Ayes: Jackson, Mayfield, Evans, Allen, Smith, Murphy, January

Nays: None

Absent: None

MOTION CARRIED

- 6-4 CONSIDERATION/APPROVAL OF GP LICENSE, 921 14TH STREET - RATAJACK'S LIQUOR

Alderman Mayfield moved, seconded by Alderman Allen to approve the GP License, 921 14th Street – Ratajack's Liquor.

Alderman January moved to Table

TABLE DIED DUE TO LACK OF SECOND

Alderman Allen asked if there was a door to divide gaming from the store so children couldn't enter. Brian Schultz (Ratajack's gaming rep) explained that the Illinois Gaming Board did not require a door only that the area's entrance and exit was visible by at least a 21 year old.

Alderman Allen emphasized if he witnessed children in the gaming area, it would be a problem; his vote could change if area wasn't secured. Alderman Mayfield assured that if there were a problem Ratajack's would take care of it.

Mr. Schultz stated that the first fine for age violations would be **\$5,000** to the owner; high incentivized to insure that it didn't occur. Alderman January asked for clarification that an employee would be able to view the gaming area at all times; most gaming facilities employees could view the entire area.

Mr. Schultz explained that the partition wall was not to the ceiling; Mr. Yogesh (Ratajack's owner) said that the wall was approximately 4 feet tall in order to see the gaming room. Alderman January asked guarantee that no open liquor would be transported throughout the establishment. Mr. Yogesh said there were cameras and employees to control the area.

Alderman January said that conversations about liquor and gaming licensing needed further discussion. There was influx of such establishments throughout the City damaging economic development; that is all she has witnessed as development.

Mayor Rockingham, Jr. noted the City Council decided on the approval of licenses; development was happening and referenced George's Fresh Market, Harold's Chicken, Starbucks and Ricky Rockets. He clarified wasn't any more bar establishments except 1119 Kitchen & Cocktails

ROLL CALL:

Ayes: Mayfield, Evans, Allen, Smith, Murphy

Nays: Jackson, January

Absent: None

MOTION CARRIED

6-5 **CONSIDERATION/APPROVAL OF CITY BILLS**

General Corporate Fund	\$	176,291.73
Motor Fuel Tax	\$	3,795.70
Water Operations	\$	108,042.67
Grant	\$	237.16
TIF II Downtown/Industrial	\$	2,470.00
Skokie Highway TIF 111	\$	6,693.50
Grant Place Operating Fund	\$	3,950.83

TOTAL	\$	301,481.59
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MOTION:

Alderman Mayfield moved, seconded by Alderman Smith to pay the bills of Council Run 01/18/22 in the amount of \$301,481.59 when funds become available.

Alderman January thanked the Interim Comptroller for adding account updates but said it was not enough; still under cost accounting and not actuary for clarification of what is in the accounts. She asked if there were enough funds to cover the bills. Interim Comptroller Mike Peterson acknowledged there was.

Alderman Allen questioned **pg 12; Tri-State Platinum Landscaping** (last cuts) and if it was accurate to cut grass in November; Economic Development Director Victor Barrera explained that in the bid documents it required the contractor to do a fall clean-up and that was the bill referenced.

Alderman Allen asked if there was a lien on the property. The grass was cut. Mr. Barrera said that he was working with the Comptroller's Office to identify the properties that had supporting documentation in order to the lien. He was in discussion with Attorney Simon for amendments to the grass cutting ordinance.

ROLL CALL:

Ayes: Jackson, Mayfield, Evans, Allen, Smith, Murphy

Nays: January

Absent: None

MOTION CARRIED

VII. MISCELLANEOUS

STATEMENT

Alderman Evans stated that he would no longer make a consensus vote on the floor. Aldermen should be contacted to understand their ideas prior to the meeting. Aldermen needed to converse with one another. He offered anyone to contact him anytime.

VARIOUS

Alderman January thanked Mayor, Alderman Mayfield, Allen, & Evans, City Clerk & Treasurer for the prayers during her family's battle with COVID. Her and husband was hospitalized; just off of oxygen.

Alderman January asked for Council Chambers remodeling update and if grant funds were received.

Mayor Rockingham expressed that Alderman January's welfare was vital to Council despite differences in some opinions. He was glad to have her back; offered further assistance if needed. The microphones were the last equipment in the remodeled Council Chambers which were recently delivered.

Assistant Comptroller Tawanda Joyner said there was a **\$1,000,000** grant approved; it was a reimbursable DECCO Grant. Have received **\$250,000** thus far; on next invoicing the remaining balance of **\$750,000** would be submitted for reimbursement. Alderman January requested for Council to receive all the invoices/amounts for the renovation of the Council Chambers and information of all monies received from the grant.

LOCAL BUSINESS

Alderman Allen expressed the need of everyone to support local North Chicago businesses; George's Fresh Market was struggling.

VIII. ADJOURNMENT

There being no further business to come before the Council; a motion was made by Alderman Allen, seconded by Alderman Mayfield that the meeting stand adjourned.

ROLL CALL:

Ayes: Jackson, Mayfield, Evans, Allen, Smith, Murphy, January

Nays: None

Absent: None

MOTION CARRIED

The Council Meeting adjourned at 7:22 p.m.

ATTEST:

Lori L. Collins, City Clerk