

## **PUBLIC WORKS COMMITTEE MEETING**

**TUESDAY, JANUARY 18, 2022  
7:23 PM**

Alderman Allen called the meeting to order.

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

Absent: None

### **I. DISCUSSION – PUBLIC WORKS DEPARTMENT REPORT**

City Engineer Steve Cieslica – Continue to work with the Comptroller’s Office to update the Streets, Water and MFT budgets. Working with utility companies for permitting to do upgrades throughout the City including street lighting. Grant (AbbVie and IDOT) funded Sheridan Road improvements; traffic study public meeting in February.

There was a water main line upgrade at **16<sup>th</sup> St. & Kemble Ave** to happen; from Foss Park Ave with a tie-in at Lewis Ave. project should be bid out in summer.

Interim Public Works Director Bob Miller said the Street Department was in process of creating an organizational chart to evaluate duties. Evaluating equipment and needs to keep the vehicles on the road. Regular meetings with staff trying to create more transparency. Everyone had been a pleasure to work with. Mr. Miller reported the Public Works duty since his joining the operation.

Alderman Allen stated concern of street lights being on during the day and who’s responsible for the cost. Mr. Miller explained that the cost was per light on or off. Alderman January questioned if citizens were allowed to get a second refuse container; if so was there a cost. Mr. Miller was not certain but would look into it. Clarence Johnson Public Works Foreman informed that receptacles could be received from the company. Alderman Smith expressed his concern of the refuse company not picking up garbage that fall out the truck.

Steve Cieslica gave an overview of the Water Department Report. Abbott used 275 million gallons of water and **107** gallons of bleach; one pump for the raw water averaging 8.8 million/day. The entire City used an average 2.7 million/day of water.

Alderman January asked if the chemicals used at the Water Plant were EPA approved as to what can be used. Mr. Cieslica explained they were standard materials used and North Chicago no longer used liquor chlorine gas because it was dangerous to work with.

Alderman January questioned if work had been done at the Water Plant. Mr. Cieslica informed that the only repairs he was aware of was during the past summer: replacement of valves on the intake line including cleaning of intake line and wet well.

### **II. DISCUSSION OF REAL ESTATE PURCHASE AND SALE AGREEMENT WITH MT. SINAI FOR THEIR 7-ACRE PARCEL:**

Attorney Silverman briefed that there were **2** interrelated agreements (Mt. Sinai and Foss Park). The City would acquire **7** acres of their land under a purchase/sell agreement and assign to the Park District. The IGA would identify additional property that the Park District owns that the City would acquire for the purchase of ultimately a new water tower. Standard real estate transaction.

Alderman Allen asked why the City needed a new water tower. Mr. Cieslica explained that current water system had no storage. Approximately **400,000** gallons needed to maintain proper level in tower; elevation of the tank is needed daily. Once level is not maintained (below 5 feet), water pressure is lost. The tank has been in service approximately 15-20 years and there is no time frame to clean, paint and repair the tank. The last attempt to do the work to repair resulted in many water main breaks. In order to move forward and stabilize a water system and new tower is needed. If the tower loses electricity the water could not be cleaned.

Alderman Allen commented that there were other sources to utilize water while the tower is being repaired. The City could pump more than its current numbers (currently only 2 million) and suggested getting more water clients. Abbott Laboratories was to be using less water in the upcoming year; loss of approximately \$1 million. Mr. Cieslica noted that the amount of time to open an intake line was hours. In the winter the pressure of the frozen water in the tower damages the roof also and repairs can’t be done because its ice. Facility plan had been submitted and approved by the IEPA. North Chicago is rated as the top 5 needed for a tower in the state; the City is on list obtain a low-interest loan from IEPA program. The project should only cost **\$.50** on the dollar through the SRF program.

Alderman Evans asked location of tank; Mr. Cieslica said on the golf course property. Mayor Rockingham felt it was needed. Currently hindered because North Chicago has a stand tank and not a water tower.

Alderman Jackson asked cost to purchase the land outright opposed to land swapping. Treasurer Wyatt explained that Foss Park acquired the property and couldn't sell it; can only swap for equal property. Written in the deed of **1965**.

Attorney Silverman further explained that it was subject to IDNR approval. Alderman Jackson questioned source where it would be utilized; Interim Comptroller Mike Peterson said there were funds from the American Rescue Plan (**\$6.4** million for capital projects) and utilized if eligible. The City had been blessed with grant monies and they are being reviewed for its expenditures.

Alderman Jackson asked if the American Rescue Plan funds were reimbursable or given outright; Mr. Peterson stated **\$3.1** million would be disbursed **June 2022**. Alderman Evans asked if best location for the water tower; Mr. Cieslica explained that it would only affect a limited amount of citizens, highest elevation in the City. Once the new tank was built, the older one would be repaired for better water quality and operations; the completed operating system needed **2** tanks.

Mayor Rockingham stated that the other possible location was on Argonne but would be more costly because it require more pipe work. Alderman January expressed in agreeance that there needed to be better quality of water. She questioned if it was typical for cities to have more than one tank; Mr. Cieslica concurred.

Alderman January asked if the new tower would burden the piping infrastructure; Mr. Cieslica did not think so because the water pressure would not be increased much (only about **50** psi total). Alderman January asked the cost of the parcel; Alderman Allen said **\$200,000**. Alderman January asked if the **2** parcels were comparable in cost; Attorney Silverman said the pricing was based on cost per square foot and he would provide the information.

Alderman Allen questioned cost; Mr. Cieslica said cost reduction would be **\$3.25** million. Alderman January requested to further seek more grant funding. Alderman Jackson asked if **\$200,000** was the final cost for **7** acres; Attorney Silverman reiterated the information would be provided. Mayor Rockingham stated they wanted more and there was a realtor interested in the property. Alderman Allen said this was the taxpayer's money and asked appraisal to see if agreed.

## **II. DISCUSSION OF IGA WITH FOSS PARK DISTRICT REGARDING THE LAND SWAP FOR THE WATER TOWER PROPERTY:**

### **DISCUSSED WITH ITEM I**

Alderman January moved, seconded by Alderman Jackson that Public Works Committee Meeting stand adjourned.

#### **ROLL CALL:**

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

Nays: None

Absent: Smith

The meeting adjourned at 8:28 p.m.

**PUBLIC SAFETY  
COMMITTEE MEETING**

**TUESDAY, JANUARY 18, 2022  
8:30 PM**

Alderman Evans called the meeting to order.

Present: Jackson, Mayfield, Evans, Allen, Murphy, January

Absent: Smith

**I. DISCUSSION OF PUBLIC SAFETY DEPARTMENT REPORT:**

**Police Chief Lazaro Perez gave report:**

- **19** officers were out at some point due to COVID, some have returned
- Hired **2** officers, one officer left after returning from academy and her first shift
- **652** calls answered with 35 of them being shots fired via Shot Spotter
- **168** parking tickets

Alderman Jackson asked how many arrests were made with the help of the Shot Spotter. Chief Perez estimated 2-3, more accurate reporting and community involvement. There were **2** deaths in the City of North Chicago including ages of **6** and **24**. The FBI assisted with the 6 yr. old investigation.

Alderman Evans questioned if officers sent through the academy fees were reimbursed if they chose to serve; Chief Perez said there was a cap of the amount that could be retrieved. Mayor Rockingham said that it had been done before and shown attempt to get those funds again.

Alderman Allen questioned if any further information on a company to recoup monies for outstanding tickets; Chief Perez said there was; the fee could be applied in addition to the cost and he clarified no city cost. Alderman Allen asked when it would presented; Chief Perez said within 4 weeks.

Alderman January appreciated staff working reduced staffed during the pandemic. She questioned the number of investigative cases were open and/or closed. Chief Perez stated would forward it to the Council; Alderman January suggested it was included in future reports.

Alderman January asked the number of functional cameras; Chief Perez said none of them were operable. The grant applied was denied; the second grant was a license plate reader to record and keep data. The thought was for high crime areas and applied for **15** of the cameras. Alderman January was concerned that the license plate reader could give false information; i.e. perpetrator may not be the owner of the vehicle. Chief Perez agreed but could be used to assist when other cameras were added.

Alderman January questioned if the City could partner with Lake County. Chief Perez explained that most of their cameras was not for crime yet traffic flow and not recorded. Alderman Smith asked how much it cost training the officers; Chief said approximately **\$3,200** for training, plus salary and uniform.

**Fire Chief John Umek gave report:**

- **304** calls for service in Dec 2021, 48% increase from previous Dec
- **3,174** calls for the year, more than prior before
- **6** mutual aid service calls in Dec 2021
- Ambulance Billing revenue
- GEMT (Ground Emergency Medical Transportation) and the fees collected
- Training every month, firefighters are active everyday 7 a.m. – 4p.m.
- **5** smoke detectors, 2 CO detectors installed for the month
- COVID update

Alderman January questioned what number of calls were for fires or just ambulatory; Fire Chief, John Umek explained ambulance; **2,415** in **2021**, fires; **60** in **2021**. Alderman January asked if North Chicago hazard material involvement; Chief said they were trained. Alderman January questioned how was North Chicago training with Abbott concerning hazard material since high number of contaminants; Chief said Abbott had a Fire Department on their premises and training 3-4 times annually. There were walkthroughs that the City took part in. Alderman January asked if hazard material was equal to those individuals on Abbott premises; Chief Umek explained mutual aid would be utilized including Lake County.

Alderman Evans expressed appreciated for both Chiefs present in the community.

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

**ROLL CALL:**

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

Nays: None

Absent: None

The meeting adjourned at 8:59 P.M.

## **FINANCE/AUDIT COMMITTEE MEETING**

**TUESDAY, JANUARY 18, 2022  
9:00 PM**

Alderman Mayfield called the meeting to order.

Present: Jackson, Mayfield, Evans, Allen, Smith, Murphy, January  
Absent: None

### **I. DISCUSSION OF FINANCE DEPARTMENT REPORT:**

**Interim Comptroller Mike Peterson gave report:**

- Budget priority
- His overtime was unpaid
- Cash & Bills report – revenues are not included at the exact time of the meeting
- The Accrual report was the audit; takes time to accumulate

He recognized Assistant Comptroller Tawanda Joyner for her work and knowledge. The audit would begin in July. Some bonds would be closed out soon. Software was being held up to finish the budget properly and build it out.

Alderman Allen was concerned with the liens and missing support documents; approximately **\$366,000** and what had been done to correct the problem. Mr. Peterson corrected amount to **\$123,000**; included **\$118,950** of **793** liens and should not be added together. There was a preliminary procedure being reviewed and nothing in system to show liens receivables.

Alderman Allen suggested the Director of Economic Development get a report of the liens. Alderman January requested a list of right offs for the liens, appreciated the transparency. Mr. Peterson explained that the judgements were from **2007-2021**. Mr. Barrera stated they were fine judgements from Judge Torrez and it would be provided to the Aldermen.

### **II. DISCUSSION OF I.T. SERVICES EXPIRED CONTRACT/ASSESSMENT AND REQUEST FOR RFP'S:**

Interim Chief of Staff David Kilbane briefed the Council that the IT service contract had expired. Per the Procurement Program the city had until **April 30, 2022** soliciting companies to offer formal proposals. The cost had risen from **\$220k** to **\$260k** for onsite services. Companies need to do an assessment to understand the system and make a proposal. It would cost **\$18,000** for the assessment.

Impact charged **\$18,000** for the assessment yet would be deducted if the city were to accept their proposal. Alderman Evans questioned why in process of getting new IT and if Rittenhouse did something wrong. Mr. Kilbane said they had not though it needed to be done according to Procurement Policy. The Policy could be waived if Council's decision.

Alderman January expressed the importance of the IT department and appreciated the transparency. Asked if there was one company that could assess opposed to multiple companies. Mr. Kilbane was unsure if a company would accept another's assessment.

Ray Santoro (representative of Impact) presented information about the company. First explained that it was not typical for a service provider to accept another company's assessment in order to build a process of their own; another company may not fit their model. Impact was a Managed Service Provider for all IT needs including cyber security. There were many components to the assessment unique to Impact. Time and material was not charged hourly though included in the contract. Service was mainly through the Cloud and if did not fit the City's idea could use other method.

Mr. Kilbane clarified that the assessment would be owned by the City regardless if Impact was chosen for all IT services. Alderman January asked how many municipalities were clients of Impact; Mr. Santoro was not sure of the exact number but named several. Alderman January clarified that there was one set fee; he agreed.

Alderman Jackson concerned with City paying for an assessment from each IT company, possibly costing the city a lot of money. He asked if the City wanted to continue. Mr. Kilbane explained and was not sure if the City was ready for a consortium; expecting **(4)** proposals including Impact and Rittenhouse.

Mayor Rockingham explained the software compromise breach and asked if the problems were addressed, would it still cost **\$18,000**; Mr. Santoro explained that it would be deducted if the City were in contract with Impact. Mayor Rockingham suggested if there could be an in-person staff; Mr. Santoro said not typically but have 24/7 support/alerting, an onsite person for a special request.

Alderman January stated her familiarity that no staff was onsite for IT services. Remote worked wonderfully though questioned how quickly a person could be available onsite; Mr. Santoro said typically within 3 hours. Alderman January asked if the contracts were yearly or multi-year; he said a **36** month minimum.

Mr. Kilbane explained that over half of IT Capital Improvement was for onsite support; with lower prices for onsite, the City could use more money for infrastructure. Alderman Jackson suggested to assure that the each company had municipal experience. Alderman Evans asked if it was only a contracted position or possibly an employee; Mr. Kilbane said not opposed to it. Alderman Evans concerned with all the jobs being contracted; and asked if Human Resources was advertising for the position; Mr. Kilbane said not at the time.

**III. DISCUSSION OF FINANCE COMMITTEE BACKUP IMPACT NETWORKING:**

**Included with Item II**

**IV. DISCUSSION OF ALDERMEN EXPENDITURES:**

**Item IV was removed from the agenda.**

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

**ROLL CALL:**

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

Nays: None

Absent: Smith

The meeting adjourned at 10:18 p.m.

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

**TUESDAY, JANUARY 18, 2022  
10:19 PM**

Alderman Smith called the meeting to order.

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

Absent: January

## **I. DISCUSSION OF ECONOMIC DEVELOPMENT DEPARTMENT REPORT – DECEMBER 2021:**

**Economic Development Director Victor Barrera gave report:**

- Train station renovation – possibly \$20k
- Liens – draft of procedures
- Landscape contract expiring
- 36% increase in building permit fee requests
- Pictures of rehab homes provided
- Ricky Rockets – final plats needed Council approval
- Starbucks – open late Winter/ early Spring

Alderman Evans questioned Fred Washington again and asked for clarification. Mr. Barrera explained that Mr. Washington was not able to complete another property and in turn sold to someone that could. He sold it for cost of bid **\$3,500**.

Alderman Allen asked closing date of Grant Place; Mr. Barrera anticipated within **60** days. Alderman Allen asked to be informed. He thanked Director Barrera for his detailed and informative report.

## **II. DISCUSSION OF MULCH CENTER REDEVELOPMENT AGREEMENT UPDATE:**

Mr. Barrera explained **Nov 1, 2021** the City approved for the Redevelopment Agreement with relocation of the Mulch Center. The agreement had gone under several revisions but doesn't change the agreement. Revisions included improvements and performance security.

Attorney Silverman elaborated that the changes protect the City.

## **III. DISCUSSION OF COVID-19 TESTING FACILITIES UPDATE**

**ITEM HELD**

Mr. Barrera explained that the conversation would address the increase in request to open these type of facilities

## **IV. PENDING MATTERS:**

### **GEORGE'S STATUS**

Alderman Smith asked for an update of George's. Mr. Barrera explained there was equipment confusion and in the process of rectifying the issues.

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

### **ROLL CALL:**

Ayes Jackson, Evans, Allen, Smith, Murphy

Nays: None

Absent: Mayfield, January

The meeting adjourned at 10:36 p.m.

**BUILDING/LICENSE  
COMMITTEE MEETING**

**TUESDAY, JANUARY 18, 2022  
10:37 PM**

Vice Chair, Alderman Allen called the meeting to order.

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

Absent: January

**I. DISCUSSION OF SETTLEMENT AGREEMENT AND MUTUAL RELEASE – CLEAR CHANNEL OUTDOOR, LLC:**

Mr. Barrera had been discussing with Clear Channel since **2017** about coming into compliance; Clear Channel had approximately **18** billboards and a **\$33,390** outstanding debt to be paid. They asked for consideration with the fee structure; asking for **\$1.50/sq. ft. not \$2.50/sq. ft.**

Attorney Silverman explained long discrepancy about the fee with Clear Channel. The cost was not justifiable at **\$2.50/sq. ft.**, they agreed to pay the fees and not pursuing any litigation.

**II. PENDING MATTERS:**

**SPECIAL EVENT**

Alderman Allen reminded to require a copy of insurance be provided with Special Event application.

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

**ROLL CALL:**

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

Nays: None

Absent: January

The meeting adjourned at 10:43 p.m.

## **COMMITTEE OF THE WHOLE**

**TUESDAY, JANUARY 18, 2022**  
**10:44 PM**

Mayor Rockingham, Jr., called the meeting to order.

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

Absent: January

### **I. DISCUSSION OF ANNUAL MEETING CALENDAR DATES:**

Mayor Rockingham explained that it was an annual requirement to approve the dates City were to hold meetings. Alderman Jackson asked if this were the first time approving this; Mayor concurred.

This will be placed on the next **Council Agenda, February 01, 2022**.

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

### **ROLL CALL:**

Ayes Jackson, Mayfield, Evans, Allen, Murphy

Nays: None

Absent: Smith, January

The meeting adjourned at 10:47 p.m.

**HUMAN RESOURCES  
COMMITTEE MEETING**

**TUESDAY, JANUARY 18, 2022  
10:48 P.M.**

Alderman Murphy called the meeting to order.

Present: Jackson, Mayfield, Evans, Allen, Murphy

Absent: Smith, January

**I. DISCUSSION OF HUMAN RESOURCES DEPARTMENT REPORT:**

**Human Resource Director Elizabeth Black gave report:**

- Working to obtain GPS systems for Public Works fleet vehicles
- Training programs offered to Public Works
- Assisting with Paylocity, FMLA requests, worker's compensation, managing claims, etc.
- OSHA compliance training
- ICOPS grievances

**II. DISCUSSION – “SUMMER UP” PROGRAM:**

Interim Chief of Staff David Kilbane presented the annual Summer Up program grant in the amount of **\$270,000**. They had funded the program for 3 years. He stated that KeOne Carter requested being funded prior to program starting. Alderman Allen disagreed to be paid before work was done.

Alderman Murphy clarified funds were in place. Mayor asked if she already started working; Mr. Kilbane was not aware of any work activity at the time.

**III. EXECUTIVE SESSION 5 ILCS 120 AND 120 2 (C)(12) – ESTABLISHMENT OF RESERVES OR SETTLEMENT OF CLAIMS**

Alderman Allen moved seconded by Alderman Jackson that Human Resources Committee Meeting Suspend at **11:00 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, Murphy

Nays: None

Absent: Smith, January

Alderman Allen moved, seconded by Alderman Jackson to Resume Human Resources Committee Meeting at **11:54 p.m.**

**MOTION CARRIED BY VOICE VOTE**

**Alderman January was absent.**

Alderman Jackson moved, seconded by Alderman Mayfield that Human Resources stand adjourned.

**MOTION CARRIED BY VOICE VOTE**

Alderman January was absent

The meeting adjourned at 11:55 p.m.