

## FINANCE/AUDIT COMMITTEE MEETING

MONDAY, MARCH 07, 2022  
7:16 PM

Alderman Mayfield called the meeting to order.

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

Absent: None

### I. DISCUSSION OF BUDGET UPDATE:

The amount of **\$6,000** was suggested per each Alderman budgeted for the Legislative Account; Alderman Jackson, Mayfield, Murphy and January; Alderman Smith suggested **\$10,000**.

Alderman Evans suggested **\$10,000** for the 3<sup>rd</sup> ward. Alderman Smith echoed same amount due to increased prices. The history of expenditures before and after pandemic was similar.

Alderman Allen noticed an increase in the mayoral budget; Michael Peterson explained.

Alderman Jackson questioned if the amount of **\$6,000** was inclusive of Travel & Training line item. Interim Comptroller, Michael Peterson acknowledged it was. Alderman Jackson disagreed with the **\$10,000** amount budgeted.

Alderman January agreed with Alderman Smith that the Aldermen were a servant to the community; she clarified paid with her personal money for the 7<sup>th</sup> ward meetings when hosted; currently, the state funding has been reduced and was hopeful of relying with the grant writers. She preferred that the City would flourish; Aldermen need to make hard decisions viewing each budget line item; the Legislative Budget was sufficient.

Alderman Evans clarified that the contractors were highly compensated. There was mainly military in the 7<sup>th</sup> ward; there was difference in the 6<sup>th</sup> ward with subdivisions vs. larger wards.

Attorney Silverman strongly stated currently were unbalanced wards and legally needed to be proportioned so population was evenly distributed. The wards would be changing based on population at this time.

Alderman Smith stated that the (5) conferences attending annually would equal to the amount for each Alderman and nothing left for ward meetings etc. He asked if all wards attended the travel & training.

Alderman Jackson stated the NLC (National League of Cities) didn't affect the community. Should be more focused locally vs. out of State for training. He suggested a freeze allowing more savings.

There was a general consensus of **\$6,000** budgeted per Alderman: Alderman Mayfield, Alderman Jackson, Alderman Murphy and January. Alderman Smith suggested **\$10,000** for the 5<sup>th</sup> ward.

Alderman Jackson suggested offering proper procurement policy.

Treasurer, Vance Wyatt suggesting updating to Miscellaneous Expenses.

Alderman Jackson suggested Aldermanic Expense of **\$6,000**, subject to current policy.

Alderman Murphy suggested following current policy approved before expense per ward.

Alderman Smith questioned clarification if an Alderman could partner with another if additional expense was needed. Chief of Staff, Dave Kilbane agreed it was a mutual benefit for their constituents.

Alderman Mayfield stated would collaborate with the Chief of Staff to incorporate a policy;

Alderman January questioned the animal control account; Police Chief, Lazaro Perez explained that after hours a few were kennelled and food was usually donated. She questioned if Fat Cat had relocated to Wadsworth; Chief Perez clarified they had completely moved. She stated had received an increase of felines; Chief Perez stated never entered into the contract as they were requesting more. She suggested reviewing it more thoroughly. He mentioned information on the internet for the community. She suggested other avenues with more reasonable amounts. Chief Perez stated could return his findings.

Alderman Smith asked if Alderman January would be willing to search a list. He wasn't aware of any. She acknowledged would and also Chief Perez would be willing to search for them.

Alderman Smith moved, seconded by Alderman Murphy that Finance/Audit Committee Meeting stand adjourned.

**ROLL CALL:**

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

Nays: None

Absent: None

The meeting adjourned at 8:15 p.m.

**PUBLIC SAFETY  
COMMITTEE MEETING**

**MONDAY, MARCH 07, 2022  
8:15 PM**

Alderman Evans called the meeting to order.

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

**I. DISCUSSION OF HUNT MILITARY COMMUNITIES TERM FOR NEW AGREEMENT:**

Police Chief, Lazaro Perez explained need to renew the contract agreement that expired in **9/30/20**. The current agreement and existing term were extended until **9/30/22**. Hunt would continue paying the monthly rate of **\$79,567.50** thru **9/30/22**. The parties both agreed to a (3) – 1-year automatic extensions unless notice of intent to terminate by either party. The extension would be the same terms though for monthly police service fee would increase **1.75%** for each extension after **9/30/22**. By **10/01/24**, the City of North Chicago would deliver proposed formula to determine equitable costs providing police services for business and continuity purposes. The Parties would negotiate in “good faith” establishing reasonable formula moving forward.

Alderman January questioned provisions for the crime rates at Forrestal Village; there has been increased crime; Chief Perez explained the city never ceased paying; the military come only provision to those families.

Alderman Allen stated that crime in North Chicago had increased and asked what procedures had been implemented. Chief Perez said that Commander was developing a plan and 2 outside units were coming to assist; Special Unit from County and FBI. Alderman Allen asked how affective the plans were and crime was increasing; he would like to see results. Chief Perez was not prepared to discuss that just the agreement presented.

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

**ROLL CALL:**

Ayes Jackson, Mayfield, Evans, Allen, Smith, Murphy, January  
Nays: None  
Absent: None

The meeting adjourned at 8:28 p.m.

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

**MONDAY, MARCH 07, 2022  
8:28 PM**

Alderman Smith called the meeting to order.

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

Absent: None

## **I. DISCUSSION OF POTENTIAL DEVELOPMENT AT 2301 GREEN BAY ROAD (PHASE II):**

Nimrod Warda, Senior City Planner announced Starbucks opening on Green Bar Road; he explained interest at **2301** Green Bay Road (adjacent to Starbucks) for a multi-tenant retail store, approximately 5,000 feet. The City owned property could be disposed of via side yard method for assistance in this development.

Lawrence Friedman, Attorney for Developer introduced himself. Alderman Evans asked possible type of retail; Mr. George (developer) gave history of his company and stated there not a precise tenant as of yet. The property sought would generate property tax

**Alderman January left at 8:33 p.m.**

## **II. DISCUSSION OF MULCH CENTER – TEMPORARY CERTIFICATE OF OCCUPANCY (TCO):**

Mr. Warda explained that the Mulch Center retail sales facility was relocating to accommodate Ricky Rockets. Mulch season was beginning and there was a request to waive certain requirements due to weather and material availability; allow for issuance of a TCO. They would be utilizing a temporary trailer.

Attorney David Silverman clarified the waiver of the conditions of the Redevelopment Agreement. Mr. Warda explained the binder material could create dust because the surface would not be paved; a temporary certificate would be ok. Attorney Silverman stated there would need to be an amendment to the agreement.

Alderman Murphy agreed with temporary use. Adam Kingsley (representing the Mulch Center) explained the mulch season would soon be busy and needed to operate.

## **III. PENDING MATTERS:**

### **GRANT PLACE PURCHASE**

Alderman Allen questioned when the Grant Place closing; Mr. Barrera explained the buyer was just submitting documents to the lender.

### **SHERIDAN CROSSING STATUS**

Alderman Allen questioned status of Sheridan Crossing; Attorney Silverman explained and stated suggested changes based on IEPA requirements. New developer aware of these requirements and remains interested.

### **FOREBEARANCE AGREEMENT STATUS – 2526 25<sup>TH</sup> ST.**

Alderman Allen questioned status of when rehabbing at **2526 25<sup>th</sup> St.** would commence; Mr. Barrera explained and were still in compliance with timeline in the agreement.

### **DISPENSARY**

Alderman Allen questioned status of the proposed dispensary; Mr. Barrera informed that there was no approval from the State to the dispensary. Mayor Rockingham explained that many minority and communities did not get the approval.

### **GEORGE'S MARKET**

Alderman Smith questioned status of George's; Mr. Barrera explained collateral items were used for several loans, the City and Attorneys were in discussion of next steps/options. Possible notice of default. Alderman Smith was not pleased with the business matters of George's Market and their promises.

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

### **ROLL CALL:**

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

Nays: None

Absent: January

The meeting adjourned at 9:01 p.m.

**PUBLIC WORKS  
COMMITTEE MEETING**

**MONDAY, MARCH 07, 2022  
9:01 PM**

Alderman Allen called the meeting to order.

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

**I. DISCUSSION/REVIEW TO PURCHASE (2) NEW 2023 SNOWPLOW TRUCKS:**

Bob Miller, Interim Public Works Director requested to purchase (2) new 2023 snowplow trucks through the Enterprise Leasing Agreement. Plows were in disrepair and repairing them constantly was expensive. The 2 being replaced were for (2) 20 year old trucks.

Alderman Allen questioned if the same trucks were being bought; Mr. Miller explained.

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

**ROLL CALL:**

Ayes: Jackson, Mayfield, Evans, Allen, Smith, Murphy  
Nays: None  
Absent: January

The meeting adjourned at 9:08 p.m.

**HUMAN RESOURCES  
COMMITTEE MEETING  
MONDAY, MARCH 07, 2022  
9:09 P.M.**

Alderman Murphy called the meeting to order.

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

Alderman Jackson asked to add Personnel Matters to Executive Session. Attorney Silverman requested amending agenda to include 5ILCS 120/2 (c)(1).

Alderman Jackson moved, seconded by Alderman Mayfield to amend the agenda to include 5 ILCS 120/2 (c)(1).

**ROLL CALL:**

Ayes: Jackson, Mayfield, Evans, Allen, Smith, Murphy  
Nays: None  
Absent: January

**I. EXECUTIVE SESSION 5 ILCS 120 2 (c)(12) – ESTABLISHMENT OF RESERVES OR SETTLEMENT OF CLAIMS and 5 ILCS 120/2 (c)(1):**

Alderman Jackson moved, seconded by Alderman Mayfield that Human Resource Committee suspend at **9:09 p.m.** to Executive Session 5 ILCS 120 2 (c)(12) – Establishment of Reserves or Settlement of Claims and 5 ILCS 120 2 (c)(1) - Personnel.

**ROLL CALL:**

Ayes: Jackson, Mayfield, Evans, Allen, Smith, Murphy  
Nays: None  
Absent: January

Alderman Jackson moved, seconded by Alderman Mayfield to resume meeting at **9:52 p.m.**

**ROLL CALL:**

Ayes: Jackson, Mayfield, Evans, Allen, Smith, Murphy  
Nays: None  
Absent: January

Alderman Smith moved, seconded by Alderman Evans that Human Resources stand adjourned.

**ROLL CALL:**

Ayes Jackson, Mayfield, Evans, Allen, Smith, Murphy  
Nays: None  
Absent: January

The meeting adjourned at 9:54 p.m.