

City of North Chicago
1850 Lewis Avenue, North Chicago, IL 60064

Following City Council Meeting

ECONOMIC DEVELOPMENT/PLANNING/ZONING COMMITTEE MEETING

MONDAY, JUNE 20, 2023

6:17 PM

Alderman Smith called the meeting to order.

ROLL CALL:

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

Absent: Coleman

I. DISCUSSION OF ECONOMIC DEVELOPMENT/PLANNING/ZONING MONTHLY REPORT:

Victor Barrera, Economic & Community Development Director gave monthly report highlighting the Comprehensive Plan Update. In the packet was a revised project timeline; the process had to be slowed in order to allow the consultant to interview as many stakeholders as possible. The timeline was anticipated prior to May of 2024.

Building permits, inspections and field correction notices increased from the previous month.

Alderman Allen asked the progress of the marijuana growing business entrepreneurs that presented at June 5th meeting. Mr. Barrera said they were moving forward and looking at prospective locations.

II. DISCUSSION OF WHOLE EARTH ORGANICS, LLC – LEASE AGREEMENT:

Mr. Barrera explained the Whole Earth Organics LLC Lease Agreement; was a lease for compost and the request was to extend the lease until the end of the year.

Alderman Allen stated he received many complaints about the smell and asked the status; David Gorter (owner) asked for additional time in order to finish the season. The prime season is in middle of summer. He was aware the greatest challenge was the odor. He advocated best practices in the industry to alleviate the problem; need extra time in moving the product. Mr. Gorter was sensitive to the odor issue.

Alderman Allen reiterated that at the time of high odor that something needed to be done. Mr. Gorter explained that the compost is turned based on the wind direction and if there is a call operations are ceased. Alderman Allen also said there were complaints of mosquitos; Mr. Gorter said he would be happy to meet with the residents in that area and was the first time he heard of the mosquitos.

Alderman January questioned annually number of complaints received about the odor; Mr. Gorter stated only maybe 2 or 3 per year. Alderman January asked if there was a possibility to know when the odor was to escalate; Mr. Gorter explained that the location was chosen because of 3 sides without residents, the wind was the factor. Alderman January encouraged that Whole Earth is contacted as soon as there is an issue.

Alderman Smith clarified the end date; Mr. Gorter said end of the year. Mr. Gorter also offered to speak with residents in that area. Alderman Murphy clarified that there would not be additional raw material after September; Mr. Gorter acknowledged.

III. DISCUSSION OF SHERIDAN CROSSING – REMEDIATION BIDS:

Mr. Barrera explained working with the County for an Intergovernmental Agreement in order to get grant proceeds to start remediation. A bid packet was put together and bids were received. Gary Diegan of the

Diegan Group gave background that summer 2022 the IEPA said they would not allow development on the former property of Lavin, a smelter operation. Finding a way for a clean closure plan was part of the bid, IEPA will not have any further jurisdiction over the property.

Once there was surety of funding the plan was sent to IEPA March 1, April 17th bids went out and May 17th bids were submitted. He was pleased with the results; there were 7 bidders. In order for the funds to be utilized best the bid strategy was for the City to procure some of the work. Direct pay items such as the treatment chemical to make waste non-hazardous. Stilles was the low bidder. The process would be done 2 sections at a time; would like to finish by spring of 2024.

Alderman Jackson questioned how long were the bids valid; Mr. Diegan explained when speaking to Mr. Stilles it would be beyond (60) days, just wanted to start before Winter approached. The other bids for the portions of the project would extend beyond 60 days also.

Alderman January asked for a briefing of bidder Stilles and their reputation; Mr. Diegan stated was a reputable company and had experience with them for over 20 years. He was familiar with all the bidders and comfortable recommending them, they were all a part of his network. She questioned if there was assurance of minority contracting; Mr. Diegan said that it was a specialized job and required specific training but would try to include minorities. She question if the City had procured the revenue yet; Treasurer Vance Wyatt stated to his knowledge not at this time. Alderman Smith asked time before the build; Mr. Diegan said spring 2024.

IV. DISCUSSION OF HOME CONSORTIUM AGREEMENT (FY 2024-2026)

Nimrod Warda, City Planner explained CDBG and HOME Funds which come from HUD and the Consortium Agreement is with Waukegan, Lake County and North Chicago. The Agreement has to be maintained every 3 years; needs to be back by July 14. The agreement basically agrees to the Consortium.

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

ROLL CALL:

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

Nays: None

Absent: Coleman

The meeting adjourned at 6:50 p.m.

PUBLIC SAFETY COMMITTEE MEETING

MONDAY, JUNE 20, 2023

6:50 PM

Alderman Jackson called the meeting to order.

ROLL CALL:

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

Absent: Coleman

I. DISCUSSION OF FIRE DEPARTMENT MONTHLY REPORT:

Fire Department Battalion Chief, Joshua Monroe Provided an overview of the Fire Department Monthly Report. He highlighted various training of the department and some offered to the public.

II. DISCUSSION OF POLICE DEPARTMENT MONTHLY REPORT:

Police Chief, Lazaro Perez provided the Police Department Monthly Report. He noted that 2 officer were hired, one was a lateral from Park City. Also COP on Top fundraiser for Special Olympics participation. Alderman January asked how much money was raised; Chief Perez said \$3,600.

Alderman January asked if the daily bulletins could be issued to the Aldermen again; Chief Perez said that he would again start providing it. Alderman Allen announced that Brookstone at Coles Park was having a cook out June 23, 5 p.m.-8 p.m. and invited everyone.

Alderman questioned the redlight camera on Green Bay & Pulaski; Chief Perez stated that he was awaiting response from Senator Johnson. Alderman Jackson the Violence Prevention funding; Chief Perez was awaiting a reply. Alderman January expressed she was not satisfied with the reports, did not provide data and were not detailed enough with pertinent information. There was information that came out in discussion that should have been already in the report.

III. DISCUSSION OF POLICE DEPARTMENT MANAGEMENT ANALYST:

Chief Perez explained Lieutenant Fred Diez retired and the duties he performed are lacking due to his absence. Since he left there was no one else to promote; if someone was to be hired it would be salary of \$135,000/year, \$135,000 in pension and fringe benefits. The position would be filled with someone already experienced with the duties and the cost would only be \$75,000. He was attempting to make it a civilian position not a sworn position.

IV. DISCUSSION – CITY OF WAUKEGAN UTILIZING CITY OF NORTH CHICAGO KENNEL WHILE UNDER CONSTRUCTION:

Chief Perez said that Waukegan was to rebuild their kennels and would like to temporarily use North Chicago kennels. Alderman Jackson clarified that the City of North Chicago would not assume any liability; Susan (Waukegan Animal Control) explained that they would also take care of North Chicago animals also. They would assure the kennels were sanitized and the animals were fed. Attorney David Silverman explained that there needed to be an agreement prepared.

Alderman January asked if North Chicago kennels was large enough; Susan said that it was and the dogs and cats would be separate. The food would also be provided by them. Alderman January asked when the new kennel in Waukegan was expected to be done; Chief Perez said 6-8 months.

Chief Perez said there was difficulty with Lake County and taking the animals; he suggested possibly joining with Waukegan opposed to Lake County. Alderman January said she was in favor of working with Waukegan. Alderman Smith asked if there was a monetary exchange; Chief Perez said there was not but possibly a connection. Alderman Murphy was also in agreement.

Alderman January moved, seconded by Alderman Smith that the Public Safety Committee Meeting stand adjourned.

ROLL CALL:

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

Nays: None

Absent: Coleman

The meeting adjourned at 7:22 p.m.

FINANCE/AUDIT COMMITTEE MEETING

MONDAY, JUNE 20, 2023

7:22 PM

Alderman Allen called the meeting to order.

ROLL CALL:

Present: Jackson, Evans, Allen, Smith, Murphy

Absent: Coleman, January

I. DISCUSSION OF FINANCE/AUDIT MONTHLY REPORT:

Interim Comptroller Tawanda Joyner provided overview of the Finance/Audit Monthly Report. She noted that it was an unaudited report; end of fiscal year. The General Fund had collected 100% totaling \$25,378,364.22. Departmental spending was less than what was proposed in the budget.

II. DISCUSSION OF AUDIT SERVICES; FY2023 – FY2025:

Ms. Joyner explained 2022 there was bid for auditing services and it was for 1 year. Typically there is a 3-5 year contract for auditing companies. She was requesting to waive competitive bidding because it was done the previous year. The extension of audit services of Lauterbach & Amen for **2023 – 2025**; included services would be, City Audit, TIF Report, CYEFR, Single Audit *if required, COA Setup, Police Pension Fund and Fire Pension Fund. The previous Police audit service was added as the previous company did not perform pension audits any longer.

Ms. Joyner noted that Lauterbach & Amen provides multiple services within other companies and did not see a conflict of performing multiple jobs for the City also for the Police/Fire Pension. There was a letter from the American Institute of Certified Public Accountants there was no conflict. She clarified with the City Attorney if acceptable; Attorney David Silverman said that he was confident that it was ok if Lauterbach & Amen said it was being experienced. He said it was ultimately up to the Council if the City agreed.

Treasurer Vance Wyatt clarified there was no problem with the consultant agreement for accounting services they provide. Ms. Joyner said the consultant was just an assistant to assure that she was within guidelines and there was no access.

III. DISCUSSION OF TREASURER'S REPORT – MAY 2023:

Vance Wyatt, Treasurer provided the overview/summary of the Treasurer's report for **May 2023**. He noted the Accounts and Investments balance was \$41,545,149.27. Increase of cash on hand will be from property taxes. Alderman Allen asked if the MFT monies was taken out; Mr. Wyatt said that it would be reclassified to the General Fund. Alderman Allen questioned \$500,000 of MFT Funds; Mr. Wyatt explained that the City was not liquidating the bond therefore no money is lost (hold until maturity). Home Rule Sales Tax collection was \$358,173.33 and Casino \$128,386.55 thus far; projections look on track.

Alderman Evans asked what the difference in revenue between the casino and the local video gaming; Mr. Wyatt said video gaming last year collected \$532,307.75. Based on the first 3 months of the casino it appeared to be collection of less than projected amount the City was told for the year; looked to be closer to amount collected previous for local video gaming. Alderman Evans clarified how it was calculated. Mr. Wyatt said North Chicago's 10% come directly from the State.

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

ROLL CALL:

Ayes: Jackson, Evans, Allen, Smith, Murphy

Nays: None

Absent: Coleman, January

The meeting adjourned at 7:43 p.m.

PUBLIC WORKS COMMITTEE MEETING

MONDAY, JUNE 20, 2023

7:44 PM

Alderman Evans called the meeting to order.

ROLL CALL:

Present: Jackson, Evans, Allen, Smith, Murphy

Absent: Coleman, January

I. DISCUSSION OF PUBLIC WORKS DEPARTMENT MONTHLY REPORT:

Clarence Johnson, Public Works Supervisor highlighted that the citywide clean-up was complete; working on sidewalks, trimming trees and crack sealing by the Naval Base. There was a donation of **20** trees to the City. Alderman Smith commended Public Works team on the citywide clean-up work. Mr. Johnson mentioned would inform them accordingly.

II. DISCUSSION OF WATER DEPARTMENT MONTHLY REPORT:

Public Works Consultant Bob Miller gave the Water Report. He said the EPA sent a violation of high bacteria concentration at the Greenbelt Cultural Center waterline; they did not notify ahead of time in order for is to be flushed. The building does not use the water enough to not have this continual issue. The IEPA was informed of the correction and hydrant flushed.

Alderman Smith asked if there was a way to notify the public that the water was safe to drink. Mr. Miller stated there would be notices sent to all residents within the week. Future notices would be more explanatory if it reoccurs.

Alderman Murphy left at 7:47 p.m.

Alderman Murphy returned at 7:51 p.m.

III. DISCUSSION OF ENGINEER MONTHLY REPORT:

Steve Cieslica, Trotter and Associates Engineer provided monthly report. He highlighted the **16th** Street; major reconstruction to begin in mid-late July until **November 2023**; many water service lines have been replaced. Lewis Avenue Detention Basin project; intended to go out for bid this year. CDBG Sanitary Sewer Line to be completed this year; additional funds needed to be spent (Argonne Drive) hopeful to be done by fall. The design was essentially completed.

Alderman Smith asked about the aesthetics of the detention pond; Mr. Cieslica explained that it would be a basin and a creek to help the water flow; held and then released. Alderman Smith asked if **16th** St. would be shut down during work; Mr. Cieslica explained that people would be able to continue to use the street and residents would be able to use their driveways.

IV. DISCUSSION/REVIEW OF TAI WORK ORDER NOT TO EXCEED \$244,800 FOR DESIGN ENGINEERING, GRANT ASSISTANCE AND BIDDING SERVICES FOR 2024 LEAD SERVICE AND WATER MAIN REPLACEMENT PROJECT:

In year **2021**, the City applied to earmarked appropriation; **\$500,000**; **2022** appropriated working with USEPA; same rules and guidelines as **16th St**; moving forward with construction; **(3)** blocks of Victoria Ave; **14th – 16th St./17-18th St**. Upcoming Argonne Reconstruction Project from Sheridan Rd to Argonne Dr.; Broadway Ave. to Glenn Dr. needing new water main and service.

Alderman Jackson questioned if lead service was resolved; Mr. Cieslica was collaborating with Public Works team with grant received from Senator Durbin's Office for lead service and water main; moving forward with 2nd project process with lead service planning report identifying inventory of total water system by **April 2024**. He added the actual list wasn't identified at this time.

This will be placed on the next **Council Agenda, July 3, 2023**.

Alderman Smith moved, seconded by Alderman Murphy that Public Works Committee Meeting stand adjourned.

ROLL CALL:

Ayes: Jackson, Evans, Allen, Smith, Murphy

Nays: None

Absent: Coleman, January

The meeting adjourned at 8:06 p.m.

HUMAN RESOURCES COMMITTEE MEETING

MONDAY, JUNE 20, 2023

8:07 PM

Alderman Murphy called the meeting to order.

ROLL CALL:

Present: Jackson, Evans, Allen, Smith, Murphy

Absent: Coleman, January

I. DISCUSSION OF HUMAN RESOURCES DEPARTMENT MONTHLY REPORT:

Liz Black, Human Resources Director explained was engaging with ongoing grant supporting financially the (3) Public Works interns; mentioned there was an employee wellness walking program; there was a new employee and a part-time starting next Monday, **July 3, 2023** in the Economic & Community Development Department; workers comp claim, auto liability and open enrollment for insurance, **September 1, 2023**.

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

ROLL CALL:

Ayes: Jackson, Evans, Allen, Smith, Murphy

Nays: None

Absent: Coleman, January

The meeting adjourned at 8:08 p.m.

COMMITTEE OF THE WHOLE

MONDAY, JUNE 20, 2023

8:09 PM

Alderman Allen, Temporary Mayor called the meeting to order.

ROLL CALL:

Present: Jackson, Evans, Allen, Smith, Murphy

Absent: Coleman, January

I. DISCUSSION OF FIREWORKS CONTRACT EXCEEDING \$10,000 – COMMUNITY DAYS:

Hombre Darby, Community Information Coordinator explained the fees haven't increased; same cost compared to previous years.

Alderman Smith questioned the cost; Mr. Darby stated was **\$20,000** and asked to waive competitive bidding. Alderman Allen was informed by a resident he also provided a fireworks service.

Alderman Jackson directed Alderman Allen for the individual to bid for the fireworks display and questionable if qualified; Alderman Murphy stated before consideration of a bid; needed to follow the required process and to assure they were in the business.

Attorney Silverman clarified was in good authority of the same contractor and asked if the same rate from last year; Mr. Darby acknowledged it was.

Alderman Smith suggested the following year consideration for other prospects; Mr. Darby agreed with working with local vendors and welcomed any business advised in own community.

II. DISCUSSION OF STAGE CONTRACT EXCEEDING \$10,000 – COMMUNITY DAYS:

Mr. Darby stated the same cost as last-year despite Coachella Music festival in Chicago, Illinois and stages were limited and rates were higher. The stage cost was **\$11,650** as previous year and the same vendor.

Alderman Smith questioned the attractions; Mr. Darby explained was collaborating with Studio North and would be providing posters this week.

III. DISCUSSION OF VENDOR TENT CONTRACT EXCEEDING \$10,000 – COMMUNITY DAYS:

Mr. Darby stated the rate was slightly higher for vendor tent contractor J.K. Rentals; **\$14,158.71**;

Alderman Jackson questioned if the City would utilize the proceeds raised or additional needed; Mr. Darby explained increased the Community Day fees and cost was flexible; yet to acquire all the vendors; instituting t-shirt sale and other city increased revenue.

Alderman Smith questioned if security presence and the plan; Mr. Darby stated Howell Security as last year; they would provide extra security for the police department; checking bags and the individuals; children under year of **18** will be required to be accompanied by a parent or guardian with them. Alderman Smith suggested the advertisement be indicative of the information.

Alderman Allen suggested children were free of charge; Mr. Darby agreed though needed volunteers to supervise the previous year, there weren't enough and the final decision was to charge. This year would be seeking volunteers from the church for Community Days.

Alderman Allen clarified the need of Pastors to participate in the community; Alderman Evans echoed the sentiments of Alderman Allen.

Alderman Jackson was concerned who was selected from an affiliated organization qualified to supervise the children; Alderman Murphy shared similar sentiments; Mr. Darby suggested volunteer duties.

This will be placed on the next **Council Agenda, July 3, 2023.**

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

ROLL CALL:

Ayes: Jackson, Evans, Allen, Smith, Murphy

Nays: None

Absent: Coleman, January

The meeting adjourned at 8:33 p.m.