

MONDAY, NOVEMBER 18, 2024

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

Following City Council Meeting

**JUDICIARY
COMMITTEE MEETING**

8:29 PM

Alderman Jackson called the meeting to order.

ROLL CALL:

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

Absent: None

I. DISCUSSION/REVIEW OF BROOKSTONE AT COLES PARK:

Mark Heinle – Ancel Glink Firm provided brief overview with the issue of Brookstone at Coles Park. Mentioned there were (2) parallel tracks to be concerned with. The developers presumed the City was being too technical with some of the items. The City hasn't released the bonds and were waiting on the ruling of **\$7 mil** appropriated in reserves for them to complete estimated **2.5/\$3 mil** inclusive of the **25%** contingency. There was also a **\$500** daily fine enforced utilized for leverage. He recommended using the money with property improvements towards the property. Police Department were conducting a review with the safety aspect.

There would be a Hearing scheduled **December 12, 2024**.

Alderman Smith asked for input of priorities. The deadline and what was the occupancy rate currently. Attorney Henle stated **December 12, 2024**; in the senior unit were (50), (8) vacancies and (27) vacancies of the **200** units. He has contacted the Lake County Housing Authority, who were the landowners. It was also a higher rate of vacancies.

Greg Jackson Chief of Staff clarified that safety was the initial priority and would be reviewed accordingly. The original plan submitted was insufficient. The City was deferring to law enforcement for physical security.

The Mayor state the Bond Council would review the security and if was separate. Attorney Heinle explained. The Mayor elaborated more on the subject discussed with security etc.

Alderman January agreed with the Mayor. She recalled experience as a tenant and no criminal background checks were issued. Attorney Heinle explained the internet sites with Brookstone were updated. Present were several managerial executives from other states. With distressed housing, was option of either no available resources or potential resources not taken serious enough with high fines of **\$500** daily. The City was hard to ignore.

Alderman January was very appreciative of Attorney Heinle. He commended the North Chicago Police Department and engineers.

Alderman Allen suggested prioritizing the safety aspects post the meeting. **Attorney Heinle stated would be invaluable input.**

Alderman Coleman questioned clarification of money offered to Brookstone and was refused. He suggested creative methods by purchasing security cameras and money applied for safety measures. He suggested relocating the cameras outside of Brookstone for the residents.

Police Chief Lazaro Perez explained the original **\$640,000** grant secured by the alderman from the State for the city buildings and **\$250,000** was to be applied at Brookstone and was a reimbursable grant. The City tried to place (2) cameras in higher crime areas and there was a total of (8) security cameras.

Alderman Coleman recalled a grant for safety purposes. He questioned if the cameras were better suited for the community. Chief Perez disagreed since the internal and external cameras had their purposes. He asked questions alluding to the water plant and Chief ceased further discussion.

Alderman Jackson requested moving forward accordingly.

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

ROLL CALL:

Ayes: Jackson, Evans, Allen, Murphy, January

Nays: None

Absent: Smith

The meeting adjourned at 9:07 p.m.

COMMITTEE OF THE WHOLE

MONDAY, NOVEMBER 18, 2024

9:08 PM

Mayor Rockingham called the meeting to order.

ROLL CALL:

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

Absent: None

I. DISCUSSION OF DEPARTMENT MONTHLY REPORTS:

- Economic Development/Planning/Zoning Police
- Engineer Public Works
- Fire Treasurer
- Human Resources Water
- Finance Budget Report

The Mayor asked if Judiciary Committee Meeting could be the first meeting discussion, due to an attorney would be present.

Alderman Coleman asked if the Police Department had any warrants executed throughout the City **that month**. He asked for the number; **Chief Perez said numerous**. There is a new law called a “safety act **meaning no cash bond**.” He wasn’t given the courtesy and should be treated with dignity and respect from the police officers. Special treatment was provided to the current Police Chief upon previous incident within the City.

Alderman Jackson called point of order since it was out of the scope of discussion.

Alderman January clarified that former alderman was arrested by the City’s police department that affected their careers. She would prefer a county official from the Sheriff’s Office arrest the city officials in the City in a proper and germane method as other municipalities.

Attorney Simon clarified that Alderman Coleman wasn’t arrested **by the North Chicago Police Department** for alleged charges. Lake County States Attorney’s Office charged him. The Judge had issued a warrant to Alderman Coleman from not appearing at a recent hearing.

Alderman Murphy discussed the time received for the Treasurer’s Report **did not offer enough time to review**.

Alderman Allen emphasized respecting **one another, he was ashamed of what transpired that night**.

Alderman Coleman commented how the Police Chief and Assistant Chief were very professional of how he was treated.

Alderman Allen left at 9:25 p.m.

Treasurer Vance Wyatt explained that his report was sent out following the meeting packets.

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

MOTION CARRIED BY VOICE VOTE

The meeting adjourned at 9:26 p.m.

**PUBLIC WORKS
COMMITTEE MEETING**

MONDAY NOVEMBER 18, 2024

9:26 PM

Alderman Evans called the meeting to order.

ROLL CALL:

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

Nays: None

Absent: None

I. REVIEW/DISCUSSION OF CORRECTIVE ASPHALT MATERIAL PROPOSAL IN THE NOT TO EXCEED AMOUNT OF \$29,530.62 FOR THE APPLICATION OF PAVEMENT PRESERVATION MATERIALS:

Public Works Director Bob Miller explained the Corrective Asphalt Material proposal for the application of pavement preservation materials. **He requested to repurchase the same materials.**

Alderman Murphy questioned clarification. Bob Miller explained the asphalt was porous material and he has seen a difference. It was universally used as other municipalities.

II. REVIEW/DISCUSSION OF \$30,000 IN ADDITIONAL REPAIR WORK TO THE ABBVIE RAW WATER PUMPS NO.3 AND NO.4 FOR A REVISED NOT TO EXCEED AMOUNT OF \$283,000 FOR DAHME MECHANICAL TO COMPLETE THE WORK:

Mr. Miller explained the additional repair work to the Abbvie raw water pumps **No. 3 and 4** for a revised amount of **\$283,000** for Dahme Mechanical to complete the work. The other (2) pumps would be repaired later. There were (3) bids issued and the amount of **\$283,000** was the lowest bid. **The original quote was \$248,888 with a \$30,000 discretionary for things that may arise.** The highest amount was **\$293,000.**

Alderman Coleman **asked if the project was bid; Mr. Miller said yes. Alderman Coleman felt it was underbid to overrun.**

Alderman Smith questioned the factors in receiving the lowest bid. Mr. Miller explained the pump was just rebuilt from another company. **Every company was asked to add a contingency clause, sight unseen.** He felt would be a better investment of expected **15-20** years vs. a warranty.

Alderman Coleman disagreed and unclear what was previously discussed. Mr. Miller read the memo. Alderman Coleman apologized not reading the information in fine print and implored the other council members accordingly.

He questioned if any available pumps. Mr. Miller clarified only (2) pumps were operational. There were no spare pumps. Technically use upon the higher demand from Abbvie. Alderman Coleman asked if there were any unused pumps. Mr. Miller stated no.

Mr. Miller stated the raw water was segregated from the potable. Alderman January mentioned would have to retour the water plant.

Alderman Smith questioned the status of the water treatment plant. Mr. Miller explained was upgrading needed areas and the last test of the water that was performed late, didn't change the quality of it.

Alderman Evans suggested a tour of the water plant with the Public Works Director Bob Miller.

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

The meeting adjourned at 9:43 p.m.