

**TUESDAY
JANUARY 21, 2025**

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

Following City Council Meeting



Committee of the Whole

6:58 PM

1. Discussion of Department Monthly Reports:

- | | |
|-------------------------|------------------------|
| ➤ Economic Development | ➤ Police |
| ➤ Engineer | ➤ Public Works |
| ➤ Fire | ➤ Treasurer – December |
| ➤ Human Resources | ➤ Water |
| ➤ Finance Budget Report | |

There was no meeting discussion.

**JUDICIARY
COMMITTEE MEETING**

TUESDAY, JANUARY 21, 2025

8:10 PM

Alderman Jackson called the meeting to order.

ROLL CALL:

Present: Jackson, Coleman, Evans, Smith, Murphy

Absent: Allen, January

I. DISCUSSION/REVIEW OF BROOKSTONE AT COLES PARK:

Chief of Staff Greg Jackson provided a brief update with Brookstone at Coles Park. Awaiting the Hearing scheduled in February. They were required to provide what has been completed to date. He explained the City of North Chicago was citing incidents of property non-repair.

Alderman Evans questioned how the safety could be ensured for the tenant. Economic & Community Development Director Taylor Wegrzyn explained had just received the police report. The unit currently was occupiable and He would be following up the next day with status. Alderman Evans questioned if any arrests after the incident. Chief of Staff Jackson explained that the police had constraints allowed. The Chief of Staff had directed the issue to legal emphasizing the urgency on the surety **7mil** bond to complete the development and he was properly advised.

Alderman Jackson questioned clarification of the agreement. Chief of Staff explained the original agreement it wasn't complied. The surety bond was to ensure the list was followed.

Alderman Smith clarified were guidelines presented in the lease. He suggested a gate was placed upon visitors approaching the property. Chief of Staff emphasized the City had offered the **\$250,000** grant and wasn't accepted by the management. They have recently asked for the grant money not knowing there was a process. Alderman Smith suggested additional pressure towards them. Chief of Staff stated IDHA (Illinois Department of Housing Authority) directed the City continued pressure with the surety bond.

Alderman Smith moved, seconded by Alderman Coleman that Judiciary Committee Meeting stand adjourned.

ROLL CALL:

Ayes: Jackson, Coleman, Evans, Smith, Murphy

Nays: None

Absent: Allen, January

The meeting adjourned at 8:19 p.m.

**HUMAN RESOURCES
COMMITTEE MEETING**

TUESDAY, JANUARY 21, 2025

8:20 PM

Alderman Murphy called the meeting to order.

ROLL CALL:

Present: Jackson, Coleman, Evans, Smith, Murphy

Absent: Allen, January

I. DISCUSSION OF CONSULTING AGREEMENT WITH I.T. ASSOCIATES:

Liz Black Human Resources Director explained the consulting agreement with I.T. Associates. Mrs. Black explained it was new staffing tool assisting the City.

Alderman Evans questioned clarification. Mrs. Black clarified was just a staffing agency to place the candidates accordingly. Chief of Staff Greg Jackson added he wasn't satisfied with GovHR with the specific placement. Alderman Evans asked if Lake County advertised for specific positions.

Alderman Jackson understood the company was utilized. Alderman Murphy elaborated further on the subject.

Alderman Smith was concerned if the company was reaching for candidates in Lake County area. Chief of Staff ensured the staffing agency for a candidate wasn't distance related. They were world recognized. Alderman Smith suggested tool on city's Facebook page for hiring on social media. Chief of Staff added the City of North Chicago had a linked-in page for advertising. He needed to manage and development content for the social media pages.

Alderman Evans was concerned with hiring within the City and it wasn't advertised. There have been job fairs and they have reached out to veteran groups. Some of the positions required a college degree or MBA and was required at a longer distance for qualified candidates. He explained the resumes were viewed and was the city's choice in hiring them. Mrs. Black named the open positions that were interviewed. The staffing agency was just another tool. She was addressing it to Council.

Alderman Murphy assured received the job openings from the H.R. Director. It was also listed in the H.R. Report. There was no charge if the chosen candidate was hired within (6) months.

Alderman Coleman suggested hiring more within suggested posting more in high-traffic areas.

Alderman Murphy e-mailing option to the Chief of Staff or H.R. Direction with any suggestions from the council members.

Alderman Coleman moved, seconded by Alderman Jackson that Human Resources Committee Meeting stand adjourned.

ROLL CALL:

Ayes: Jackson, Coleman, Evans, Smith, Murphy

Nays: None

Absent: Allen, January

The meeting adjourned at 8:53 p.m.

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

TUESDAY, JANUARY 21, 2025

8:53 PM

Alderman Smith called the meeting to order.

ROLL CALL:

Present: Jackson, Coleman, Evans, Smith, Murphy

Absent: Allen, January

I. DISCUSSION OF LEASE OPTION AGREEMENT – 0 CASMIR PULASKI DRIVE:

Economic & Community Development Department Taylor Wegrzyn explained the Lease option agreement at 0 Casmir Pulaski Drive also known as 0 13th St. The property was a former landfill (DK Organics), there was interest from (2) different areas. The lease option agreement was offered within the next (2) years. The amount of \$1,500 would be quarterly payments up to (2) years, The annual cost of \$36,000 This would have limited options at the site, he was also unaware if it could support building structure. This item was currently being reviewed by the attorneys.

Alderman Jackson questioned if any cleanup city responsibility. Mr. Wegrzyn understood no further remediation was required of megawatt usage.

Alderman Smith asked the portion utilized and remaining. He directed him to the attachment based on its usage of megawatts generated. Alderman Smith questioned the city benefit of a solar farm. Mr. Wegrzyn explained it was available to the resident participation. It was exclusive to the customers. It was subject to the lease agreement, providing the city entered and wouldn't disrupt the service.

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

ROLL CALL:

Ayes: Jackson, Coleman, Evans, Smith, Murphy

Nays: None

Absent: Allen, January

The meeting adjourned at 9:02 p.m.

**PUBLIC WORKS
COMMITTEE MEETING**

TUESDAY, JANUARY 21, 2025

9:02 PM

Alderman Evans called the meeting to order.

ROLL CALL:

Present: Jackson, Coleman, Evans, Smith, Murphy

Absent: Allen, January

I. DISCUSSION/REVIEW OF \$50,000 INCREASE IN FY 2025 VENDOR CONTRACT LIMIT FOR AIR CON NOT TO EXCEED AMOUNT OF \$150,000 FOR FURNISHING LABOR AND MATERIALS TO COMPLETE VARIOUS REPAIRS TO THE CITY HVAC SYSTEMS:

Consulting Public Works Director Bob Miller explained provided an annual vendors list and its cost. He requested Air Con that provided the HVAC service for many various departments. He was asking for **\$50,000** increase **Not to Exceed Amount of \$150,000**.

Alderman Jackson asked last year expenditures for the request of a **\$50,000** increase. Mr. Miller was unaware. Air Con was chosen due the length of time with the City. He would provide the amount for him expended and elaborated further.

Alderman Murphy clarified were no guarantees on the items. Mr. Miller would review the existing Capital Plan. When the equipment is no longer cost-effective, it would be placed in the upcoming Fiscal Year.

II. DISCUSSION/REVIEW GEARY ELECTIC, INC. PROPOSAL NOT TO EXCEED AMOUNT OF \$25,000 FOR FURNISHING AND DELIVERING (6) STREET LIGHT POLES AND (6) LIGHT FIXTURES TO THE CITY:

Mr. Miller explained the light poles were in stock at the Water Plant. The items would be ordered and placed in stock to prevent any delays.

Alderman Jackson commended the Public Works Department for posing the light poles at **10th** and Jackson St. near Adam's Automotive.

Alderman Smith reported street light outage at Argonne Dr. and Dugdale Ave. Mr. Miller was just informed and would attempt to resolve the issue.

III. DISCUSSION/REVIEW TAI WORK ORDER NOT TO EXCEED AMOUNT OF \$108,810 FOR UPDATING THE IEPA PROJECT PLANNING REPORT AND FINAL DESIGN DOCUMENTS PROVIDING BIDDING SERVICES:

On behalf of the engineer's absence, he would try to answer addressed questions for Items **III** and **IV**. The IEPA Planning Project was completed in year **2019**. Must file a new report. Would involve requesting a loan and a portion was forgivable. Will need to refile the report or lose the funding.

IV. DISCUSSION OF RESOLUTION AUTHORIZING LOCAL SHARE CONTRIBUTION IN THE MAXIMUM AMOUNT OF \$1,350,000 FOR THE U.S. DEPT. OF TRANSPORTATION RAISE GRANT APPLICATION IN THE AMOUNT OF \$13,500,000 AND IT IS FOR THE PRELIMINARY DESIGN ENGINEERING (PHASE I) OF THE SHERIDAN ROAD CORRIDOR FROM APPROXIMATELY RT. 137 TO BLANCHARD ROAD IN WAUKEGAN:

Mr. Miller explained was applied for previously. There was a recent conjunction with the City of Waukegan. It won't be extended until the year **2027** or **2028**. This needs to be city authorized and explained the process.

Alderman Jackson questioned the wording U.S. Dept. of Transportation which was federally related.

Mr. Miller clarified he would reapply although no assurance.

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

ROLL CALL:

Ayes: Jackson, Coleman, Evans, Smith, Murphy

Nays: None

Absent: Allen, January

The meeting adjourned at 9:16 p.m.

**FINANCE/AUDIT
COMMITTEE MEETING**

TUESDAY, JANUARY 21, 2025

9:16 PM

Vice Chair Alderman Murphy called the meeting to order.

ROLL CALL:

Present: Jackson, Coleman, Evans, Smith, Murphy

Absent: Allen, January

**I. DISCUSSION FOR THE PURCHASE OF FORTINET FIREWALLS TO REPLACE OLD
END OF LIFE EQUIPMENT FOR THE CITY NETWORK IN THE AMOUNT NOT TO
EXCEED \$26,350:**

Chief of Staff Greg Jackson explained Interdev I.T. Company was to replace the firewalls needed for the city network in the **Amount Not to Exceed \$26,350**. Asked council action upon the need.

Item **I** will be placed on the next **Council Agenda, February 3, 2025**.

**II. DISCUSSION FOR PURCHASE OF DESKTOPS WITH LCD DISPLAYS IN THE AMOUNT
NOT TO EXCEED \$26,882:**

Requested to hold Item **II** until the Next Committee Meeting

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

ROLL CALL:

Ayes: Jackson, Coleman, Evans, Smith, Murphy

Nays: None

Absent: Allen, January

The meeting adjourned at 9:19 p.m.