

# MINUTES

The City Council of North Chicago met in a Regular meeting, Monday, September 21, 2020 at 6:00 p.m. via Virtual media Zoom Link with Mayor Leon Rockingham, Jr. presiding.

## I. CALL TO ORDER

## II. INVOCATION

## III. ROLL CALL

Upon roll call being taken, the following members were present:

Present: Mayfield, Evans, Allen, Markham, January

Absent: Runnels

3-1 Resolution Honoring Pastor Arthur J. Gass

**Alderman Allen moved, seconded by Alderman January to approve the Resolution Honoring Arthur J. Gass.**

City Clerk, Lori Collins read the Resolution as requested.

Alderman Runnels entered the virtual Zoom Meeting at 6:07 p.m.

### **ROLL CALL:**

Ayes: Mayfield, Evans, Allen, Markham, Runnels, January

Nays: None

Absent: None

### **MOTION CARRIED**

3-2 Resolution Honoring Pastor Walstone E. Francis

**Alderman Allen moved, seconded by Alderman Markham to approve the Resolution Honoring Walstone E. Francis.**

City Clerk, Lori Collins read the Resolution as requested.

### **ROLL CALL:**

Ayes: Mayfield, Evans, Allen, Markham, Runnels, January

Nays: None

Absent: None

### **MOTION CARRIED**

## IV. OMNIBUS VOTE AGENDA

4-1 Minutes of Regular Council Meeting, **September 08, 2020**

4-2 Minutes of Standing Committee Meetings, **September 08, 2020**

4-3 Treasurer's Report – **August 2020**

4-4 Monthly Budget Report – **July 01 thru August 30, 2020**

4-5 Grant and Waive the City's Competitive Bidding Requirement and Award the Contract to the Preferred City Contractor, C Force Construction for Fast Track Demolition

**Alderman Allen moved, seconded by Alderman Mayfield to approve items 4-1 thru 4-5 in the Omnibus Vote Agenda as presented.**

### **ROLL CALL:**

Ayes: Mayfield, Evans, Allen, Runnels

Nays: January  
Absent: None  
Inaudible: Markham

Mayor Rockingham questioned the necessity of a 2/3 vote for waiving of bids for the Fast Track Demolition. Attorney Adam Simon agreed and it is 2/3 of the Corporate Authority.

**Alderman Markham voted Aye during discussion**

**MOTION CARRIED**

**V. PUBLIC COMMENTS**

**Charles January** – Gave condolences for Alderman Fisher; also stated that Pastor Gass and Francis would be missed in the community. Concerned and disappointed that Mrs. Betty Fisher was the only candidate presented to Council for the appointment of First Ward Alderman. He felt that her being Vice Chairman of the North Chicago Housing Authority was a conflict of interest.

The citizens weren't aware of what was being approved. He also commented that the City salaries were too high; in contrast to the average income of residents was \$30,000.

**VI. REGULAR AGENDA**

6-1 CONSIDERATION/APPROVAL OF MANUFACTURER'S PROPOSAL IN AMOUNT OF \$28,612.00 PREPARED BY CENTRISYS/CNP OF KENOSHA, WI FOR THE REPAIR AND INSTALLATION OF A PROPRIETARY CENTRIFUGE USED AT THE WATER TREATMENT PLANT FOR TH DEWATERING OF SLUDGE THAT RESULTS FORM THE WATER PURIFICATION PROCESS

**Alderman Evans moved, seconded by Alderman January to approve the Manufacturer's Proposal in amount of \$28,612.00, prepared by Centrisys/CNP for the repair and installation of a proprietary centrifuge.**

Alderman January questioned if it was a final amount; Public Works Director said it was a firm proposal and the contractor analyzed before amount was submitted to Council. Alderman January stated that pervious situations exceeded the budget; she suggested to include "Not to Exceed" in the motion.

**Alderman Evans amended motion, Alderman January amended second to include "Not to Exceed".**

**ROLL CALL:**

Ayes: Mayfield, Evans, Allen, Markham, Runnels, January  
Nays: None  
Absent: None

**MOTION CARRIED**

6-2 CONSIDERATION/APPROVAL OF AMENDING INTERGOVERNMENTAL AGREEMENT ENTERED INTO ON OR ABOUT JULY 20, 2020 BY THE CITY WITH LAKE COUNTY STORMWATER MANAGEMENT AGENCY REGARDING FLOOD RELIEF AND MONETARY REIMBURSEMENT FOR WORK ASSOCIATED WITH THE STRAWBERRY CONDOMINIUM ASSOCIATION FLOOD RELIEF IMPROVEMENT PROJECT

**Alderman Runnels moved, seconded by Alderman Mayfield to approve Amending Intergovernmental entered into on or about July 20, 2020 by the City with Lake**

**County Stormwater Management Agency regarding Flood Relief and Monetary Reimbursement for Work Associated with the Strawberry Condominium Association Flood Relief Improvement Project.**

Alderman January asked for a brief overview; Public Works Director Ed Wilmes stated that more funds were being disbursed to the City and asked that City Planner Nimrod Warda elaborate. Mr. Warda explained there would be a full reimbursement and back taxes along with current taxes.

**ROLL CALL:**

Ayes: Mayfield, Evans, Allen, Markham, Runnels, January

Nays: None

Absent: None

**MOTION CARRIED**

6-3 **CONSIDERATION/APPROVAL TO AWARD THE NORTH CHICAGO TRAIN STATION TO INTEGRAL CONSTRUCTION IN AMOUNT OF \$232,000**

Alderman Evans asked for a point of clarification if the city was relinquishing the train station to Integral Construction. It appeared the City was giving the property. The Mayor explained that Integral was rehabbing the property. Mayor

**Alderman Evans moved, seconded by Alderman Mayfield to approve Award to Integral Construction for the rehab of North Chicago Train Station in the amount of \$232,000.**

Attorney Simon explained that there was to be a different amount to be approved. Mr. Barrera explained that the amount should reflect \$266,000. Alderman Markham referred to the memo that stated \$266,000 and if monies were to be refunded in whole or a portion. Mr. Barrera stated all monies would be refunded.

**Alderman Evans amended motion, seconded amended by Alderman Mayfield to approve Award to Integral Construction for the rehab of North Chicago Train Station in the amount of \$266,000.**

Alderman January asked if there was a lump sum reimbursement; Economic Development Victor Barrera replied funds would be reimbursed as work progressed.

**ROLL CALL:**

Ayes: Mayfield, Evans, Allen, Markham, Runnels, January

Nays: None

Absent: None

**MOTION CARRIED**

6-4 **CONSIDERATION/APPROVAL OF ZONING MAP AMENDMENT FOR 2100 MLK DR. FROM B2 TO CW**

**Alderman Allen moved, seconded by Alderman Evans to approve the Zoning Map Amendment for 2100 MLK Dr. from B2 to CW.**

Alderman January asked for distinction of the codes and titles. City Planner Nimrod Warda explained B2 – General Business (typically retail, restaurant and office use) and CW – Commercial and Wholesale (hybrid between business and industrial).

**ROLL CALL:**

Ayes: Mayfield, Evans, Allen, Markham, Runnels, January

Nays: None

Absent: None

**MOTION CARRIED**

6-5 CONSIDERATION/APPROVAL - APPOINTMENT OF BETTY FISHER AS 1<sup>ST</sup> WARD ALDERMAN

**Alderman Runnels moved, seconded by Alderman Mayfield to approve the appointment of Betty Fisher as 1<sup>st</sup> Ward Alderman.**

Mayor Rockingham stated prior to Alderman Fisher's passing he (Alderman Fisher) asked that his wife Betty Fisher be considered to take his place as alderman until the election. He spoke to other qualified individuals to fill the role. Currently in the election cycle and her appointment would only last until someone was elected. He said that she stated her willingness to fill the position until the election.

Alderman Allen thought that other names were to be presented with further discussion. There was to be a process. Mayor Rockingham explained that it was his appointment with the approval of Council.

Alderman Markham asked if there was a conflict of interest with being on the North Chicago Housing Authority (NCHA) Committee. Attorney Simon explained there was no conflict; NCHA was a separate body. If there were votes pertaining to that Housing Authority, she would recuse herself.

Alderman January agreed there should have been a process. She reminded that the appointment of the Housing Authority Committee was also performed by the Mayor. There should be a resignation of the Housing Authority Committee prior to the 1<sup>st</sup> Ward appointment.

Mrs. Betty Fisher stated that she would resign from the Housing Authority Committee prior to filling the 1<sup>st</sup> Ward position. She would appreciate the opportunity to continue the legacy of her husband as alderman.

**ROLL CALL:**

Ayes: Mayfield, Runnels

Nays: Evans, Allen, Markham, January

Absent: None

**MOTION CARRIED**

6-6 CONSIDERATION/APPROVAL OF CITY BILLS

<b>General Corporate Fund</b>	<b>\$</b>	<b>281,025.93</b>
<b>Motor Fuel Tax</b>	<b>\$</b>	<b>15,980.25</b>
<b>Water Operations</b>	<b>\$</b>	<b>664,524.20</b>
<b>Dental and Vision</b>	<b>\$</b>	<b>1,438.45</b>
<b>Grant Place Operating Fund</b>	<b>\$</b>	<b>1,066.14</b>
<b>TOTAL</b>	<b>\$</b>	<b>964,034.97</b>

**MOTION:**

**Alderman Runnels moved, seconded by Alderman Mayfield to pay the bills of Council Run 09/21/20 in the amount of \$964,034.97 when funds become available.**

Alderman January asked if there were sufficient funds; when checks would be made and dispensed. Interim Comptroller Daniela Partipilo said funds were available; checks would be cut and sent within the week. Alderman January asked the balance of the Water Fund and the next transfer; Mrs. Partipilo gave the balance of \$1,743,345.98 in the Water Operations Fund with the next transfer to be in October for \$675,000.

**ROLL CALL:**

Ayes: Mayfield, Evans, Allen, Markham, Runnels

Nays: January

Absent: None

**MOTION CARRIED**

**VII. MISCELLANEOUS**

**JOBS** – Alderman Evans requested a copy of how City jobs were being advertised. It had been stated that there weren't qualified applicants. Human Resources Director Elizabeth Black said she was unaware of the request. She further said there were several job boards that were used. Alderman Evans reiterated being told that there were no applicants from the community; people in the community have said they weren't aware of the available positions.

**COVID** – Alderman Evans questioned if any funds received from Lake County. Mayor Rockingham stated "not at this time".

**SHERIDAN CROSSING** – Alderman Evans asked if there were any prospective businesses for Sheridan Crossing. Mayor Rockingham stated there was nothing final but discussion of a warehouse.

**STREET LIGHTS** – Alderman Evans concerned with street lights going out and the time it takes to have them repaired/replaced. Mayor Rockingham explained the citizen could call directly to City Hall or ComEd to reduce reporting time.

**911 CALL CENTER** – Alderman Markham asked if there could be an update of the Call Center (monies spent; progress; date of completion). Mayor Rockingham said it could be placed on a future agenda.

**BUSINESSES** – Alderman Markham questioned businesses that had been reported for lack of cleanliness and why inspectors were not following up with the complaints. Attorney Simon explained the process of Field Correction Notices and there was a process of approximately 30 days prior to a result. Alderman Markham felt Inspectors should work more diligently to remedy the issues of the appearance of the businesses.

**CENSUS** – Alderman Markham asked if Spanish speaking enumerators for the Census were working in North Chicago. Mayor Rockingham said that there were Spanish speakers and explained that North Chicago was a hard count community. Alderman Markham asked if there was a deadline extension; Mayor Rockingham said the final date was September 30<sup>th</sup>.

**"TRICK OR TREAT"** – Alderman Evans asked if there was going to be Trick or Treat in North Chicago. Mayor Rockingham stated concern of COVID pandemic; mentioned a possible "Trunk or Treat" hosted by Foss Park. Alderman Evans was presented with the matter but didn't think it was advisable at the time. Mayor Rockingham said it would be discussed at the next Regular Meeting. Alderman Markham didn't agree with the event. Alderman Mayfield agreed with an event at the Park District but not to homes.

**COMED** – Alderman Allen advised that if there was a street light outage there was a ComEd number that anyone can call. Alderman Evans agreed but thought there was a process; the lights were blowing at a rapid rate.

**HOTEL** – Alderman January concerned about a hotel in the 6<sup>th</sup> Ward on Buckley Road with a flashing red light that shines on top of the building. Police Chief Lazaro Perez stated he was sending a police to access the situation.

## **VIII. ADJOURNMENT**

There being no further business to come before the Council; a motion was made by Alderman Runnels, seconded by Alderman Allen that the meeting stand adjourned.

### **ROLL CALL:**

Ayes: Mayfield, Evans, Allen, Markham, Runnels, January

Nays: None

Absent: None

### **MOTION CARRIED**

The Council Meeting adjourned at 7:30 p.m.

### **ATTEST:**

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**Lori L. Collins**, City Clerk