

**CITY OF COUNTRY CLUB HILLS
REGULAR MEETING
OF THE CITY COUNCIL
February 13, 2017**

1. A regular meeting of the City Council, City of Country Club Hills, County of Cook, State of Illinois, was held in the City Hall, 4200 W. 183rd Street at 7:00 p.m. The meeting was called to order by the Honorable James W. Ford, Mayor.

a. The Pledge of Allegiance was given by all those in attendance.

2. **THOSE ON ROLL CALL ANSWERING PRESENT WERE:**

Aldermen Lockett, Davis, Glispie, Evans and Spivey.

Also present were: City Clerk, Deborah McIlvain, City Treasurer Argie Johnson-Martin, and City Attorney John Murphey. Judge Michael Stuttley served as parliamentarian.

2a Invocation - the invocation as given by the Pastor of New Life Ministries

3. **Journal of Proceedings**

A. Approval of Minutes

1. Special City Council Meeting -January 18, 2017

2. Regular City Council Meeting - January 23, 2017

Alderman Lockett moved for Council approval of the minutes of the Special City Council Meeting of January 18, 2017 and the minutes of the Regular City Council Meeting of January 23, 2017. Second - Alderman Glispie. Discussion - none. Motion to approve the minutes of the Special City Council Meeting of January 18, 2017 and the minutes of the Regular City Council Meeting of January 23, 2017 Carried Via Voice Vote.

4. **Communications and Reports by the Mayor:**

A. Presentation - Water System Improvements - Village of Oak Lawn Water Department

Larry Deetjen, Village of Oak Lawn Manager and Erin Glomski, engineer with CDM Smith provided an overview of the Oak Lawn Regional Water System Improvements Plan highlighting its history and the necessary Improvements program. Clarification was requested by members of the public regarding the proportionate community financing and the effect on individual water bills. Clarification was also given as to the safety of the water system and the consortium of southwest suburban communities exploring alternate water sources.

Mayor Ford stated that he had visited the Fresh Foods Market store in Northlake to adhere to the necessity for due diligence after his veto of the economic incentive agreement and that it was important that this process take place. He stated that the opportunity to conduct the visit had assured him of the viability of a facility here in Country Club Hills. He stated that an override of his veto would allow the store to move forward.

B. Approval - Volunteer Commission Appointments

- 1. Vaughn Harrison - Housing Authority**
- 2. Ballard Powell - Fire and Police Commission**

Alderman Lockett moved for Council approval of Vaughn Harrison to the Housing Authority and Ballard Powell to the Fire and Police Commission. Alderman Davis moved to table the appointment of Ballard Powell to the Fire and Police Commission. Second - Alderman Evans. Alderman Davis stated that he had not receive the necessary documentation regarding clarification of the composition and terms of the Fire and Police Commission. Roll Call Vote on Motion to table appointment of Fire and Police Commission as follows:

ROLL CALL VOTE 4 Ayes: Aldermen Davis, Glispie, Evans and Spivey.

1 Nays Alderman Lockett

0 Absent:

Motion Declared Carried and Hereby Made a Part of the Original Journal of proceedings this date.

Roll Call Vote on appointment of Vaughn Harrison to the Housing Authority as follows:

ROLL CALL VOTE 5 Ayes: Aldermen Lockett, Davis, Glispie, Evans and Spivey.

0 Nays

0 Absent:

Motion Declared Carried and Hereby Made a Part of the Original Journal of proceedings this date.

C. Approval - An Ordinance Amending Section 14.13.05 of the Country Club

Hills City Code :existing Occupancy Certificate Requirements”

Alderman Lockett moved for Council approval of Ordinance Amendment No OA-01-17, An Ordinance Amending Section 14.13.05 of the Country Club Hills City Code “Existing Occupancy Certificate Requirements”. Second - Alderman Glispie. Discussion - It was explained that this would further define the cash bond process moving forward.

ROLL CALL VOTE 5 Ayes: Aldermen Lockett, Davis, Glispie, Evans and Spivey.

0 Nays

0 Absent:

Motion Declared Carried and Hereby Made a Part of the Original Journal of proceedings this date.

D. Mack Litigation Update

City Attorney, John Murphey explained that discussion is continuing as to a dollar amount upon which to agree for the return of security deposits.

E. Approval - An Ordinance Annexing and Zoning Certain Property Into the City of Country Club Hills (5000 West 173rd Street PIN # 28-28-409-096-0000)

Alderman Lockett moved for Council approval of Ordinance No O-02-17, An Ordinance Annexing and Zoning Certain Property Into the City of Country CLUB Hills (5000 West 173rd Street PIN # 28-28-409-096-0000). Second - Alderman Evans. Discussion - Alderman Lockett stated that he felt clarification should be provided as to the number and contents of containers to be stored on the property and paving of the storage yard. Robert Walsh, owner of the property explained that there would not be any hazardous material or refuse storage and that he had spoken with the City earlier in the day regarding pavement of a 30 to 40 foot apron. It was agreed that language reflecting these changes would be added to the ordinance. The following language was agreed upon : “At least 40 feet as measured from the entrance shall be paved with approved material and no garbage or hazardous material shall be stored on the property”. Roll Call Vote on the addition of the amended language as follows:

ROLL CALL VOTE 5 Ayes: Aldermen Lockett, Davis, Glispie, Evans and Spivey.

0 Nays

0 Absent:

Motion Declared Carried and Hereby Made a Part of the Original Journal of proceedings this date.

Roll Call Vote on the Ordinance as amended as follows:

ROLL CALL VOTE 5 Ayes: Aldermen Lockett, Davis, Glispie, Evans and Spivey.

0 Nays

0 Absent:

Motion Declared Carried and Hereby Made a Part of the Original Journal of proceedings this date.

5. City Treasurer's Report

City Treasurer, Argie Johnson-Martin provided the treasurers's report for the month ending December 31, 2016 with revenues exceeding expenditures by \$569,912.00. She concluded by stating that she takes exception with the FY 2016 audit as she states that it was submitted without her knowledge or approval and claims that her signature was forged. Mayor Ford stated that no forgery was involved and that the audit was submitted properly.

6. City Clerk's Report

City Clerk, Deborah McIlvain stated that the FY 2016 audit is available on the City's website. She also reminded everyone that the City's annual Black History program is Saturday at 3 pm at Hillcrest High School. The event is free and all are invited to attend.

7. Committee Reports

**I. Finance: Alderman Davis, Chairman
(Committee Meeting February 9, 2017 5:00 pm)**

A. Approval of Vouchers - February 13, 2017

Alderman Davis moved for Council approval of vouchers in the amount of \$1,244,590.99. Alderman Lockett moved to include and additional voucher in the amount of \$5500 for drone training. Second - Alderman Glispie. Discussion - Alderman Davis stated that the addition of the voucher for drone training was in violation of section 1.4.05 (e) of the municipal code regarding this matter. General discussion ensued and it was stated that the drone program had been previously discussed. Chief of Police Jones addressed the Council and explained the need for the drone training, the window of opportunity to attend the training

(another session will not be available for 3 months), that use of the drones would be a public safety matter and that 6 officers would be in attendance at the training. Concerns regarding privacy issues were raised and the Chief explained that the drone usage was for public safety only. Alderman Lockett moved for Council approval of the voucher in the amount of \$5500 for drone training. Second - Alderman Glispie. Roll Call vote on the \$5500 voucher as follows

ROLL CALL VOTE 3 Ayes: Aldermen Lockett, Glispie, and Spivey.

2 Nays Aldermen Davis and Evans

0 Absent:

Motion Declared Carried and Hereby Made a Part of the Original Journal of proceedings this date.

Alderman Davis moved for Council approval of vouchers in the amount of \$1,244,590.99. Second - Alderman Lockett. Discussion - It was explained that this included Ap Contracts, Expenses, Refunds, Commission Events, Payroll AP, Glenwood Oaks, Jewel, GFS , Fire Damage, and theater wires.

ROLL CALL VOTE 4 Ayes: Aldermen Lockett, Davis, Glispie, and Spivey.

1 Nays Alderman Evans

Alderman Evans cast a no vote for theater wires.

0 Absent:

Motion Declared Carried and Hereby Made a Part of the Original Journal of proceedings this date.

B,. Motion to Establish Monetary Award for Crime Arrest/Conviction

Alderman Davis moved for Council approval to establish a monetary award for crime arrest/conviction. Second - Alderman Lockett. Discussion - This was discussed at the Administrative meeting. This funding will be kept in a separate line item and utilized for 2 unsolved cases.

ROLL CALL VOTE 5 Ayes: Aldermen Lockett, Davis, Glispie, Evans and Spivey.

0 Nays

0 Absent:

Motion Declared Carried and Hereby Made a Part of the Original Journal of proceedings this date.

II. Law, Ordinance, Government Operations & Contract Compliance (TBA) Alderman Evans, Chairman

Alderman Evans stated that the following were being considered by her committee: a signage ordinance reducing the number and size of allowable signs at businesses, the Thompson elevator contract, permit fees and the adoption of the 2015 building code

**III. Public Works and Utilities Alderman Glispie, Chairman
(Committee Meeting TBA)**

Alderman Glispie announced that the proposed work to be done at 183rd and Pulaski should begin in November 2017.

**IV. Economic Development, Planning, Zoning & Economic Development
Alderman Spivey, Chairman (February 16, 2017 7 pm)**

A. Motion to Override Mayoral Veto of Ordinance No O-01-17, An Ordinance Authorizing an Economic Incentive Agreement (Former Eagle Store)

Alderman Spivey moved for Council approval to override the Mayoral Veto of Ordinance No O-01-17, an Ordinance Authorizing an Economic incentive Agreement (Former Eagle Store). Second - Alderman Glispie. Discussion ensued with Alderman Lockett stating that he was supportive of a grocery store but not supportive of an economic incentive of 75%.

.ROLL CALL VOTE 5 Ayes: Aldermen Lockett, Davis, Glispie, Evans and Spivey.

0 Nays

0 Absent:

Motion Declared Carried and Hereby Made a Part of the Original Journal of proceedings this date.

**V. Insurance, Risk Management & Personnel Alderman Lockett, Chairman
(Committee Meeting TBA)**

Alderman Lockett stated that an update on claims and costs will be provided at the next

administrative meeting.

Alderman Lockett moved to open the floor to the public. Second - Alderman Glispie.
Motion Carried Via Voice Vote.

The following individuals addressed the Council:

- Dwyer Williams, Country Club Hills, requested clarification as to which individuals can utilize the credit cards and who approves the charges when they appear on the bills. He concluded by stating that the monies spent on the theater could be better spent on street repairs.
- Michael Holmes, Country Club Hills, inquired as to the details for the grocery store incentives.
- Aurelia Penski, Country Club Hills, inquired as to an ordinance regarding the placement of refuse containers. The City Clerk stated that the City does have an ordinance regarding placement of refuse cans.
- Emma Avant, Country Club Hills, requested additional information regarding drone and attention to the number of people speeding on 178th Place.
- A resident inquired as to whether new residents are given welcome books with pertinent information (Mayor Ford stated that they are). She also requested information regarding the proper disposal of television.
- Ralph Tolbert, Country Club Hills, stated that he is pleased that residents are questioning the theater, that the monies used for additional theater seats should have been used to lessen any deficit, that the rules of decorum do not allow the residents to be “stifled” and that the City should get out of the theater business.
- Eddie Martin Jr. Country Club Hills reported a street light out at 4100 LakeView Drive.
- Steven Burris, Country Club Hills, stated that he felt the 75% incentive given to the grocery store was excessive.
- Hosea Gray, Country Club Hills, stated that the credit cards should be used as a supplement, and that he had researched payment of artists, that MFT monies should be used for street repairs and that additional research should be done before drones are used.
- Leora Bell, County Club Hills, addressed the Council and stated that she felt the economic incentives were corporate welfare and that the City should hire an economic development manager.

Alderman Lockett moved that the floor be closed to the public. Second - Alderman Glispie.
Motion Carried Via Voice Vote.

9. Aldermen’s Reports

- Alderman Davis stated that the addition of the grocery store will increase property tax revenue and that the owner was looking at a possible Planet Fitness facility. He stated that the drone voucher issue was due to a lack of communication, that all department heads should be at the city council meetings and that the city code is in need of

updating.

- Alderman Lockett commented on the passing of Al Jarreau. He asked Dan Barr to step forward and recognized him on the occasion of his retirement after 35 years of service to the City.
- Alderman Glispie stated that the 25% sales tax retention from the new grocery store was better than no sales tax. He stated th at a street light outage can be due to a number of reasons and that Public Works was aware of the problem.
- Alderman Evans stated that she was the alderman who had requested additional information o the drones and that she had voted against the theater wires as there does not seem to be a plan for the operation of the theater.. She stated that she had visited the Farmers Fresh Market in Northlake and had found it to be a positive experience. She stated that any comparison to WalMart was not possible as they serve two different market niches. She reiterated that 75% of 2.25% sales tax on \$100 is \$1.68.
- Alderman Spivey stated that he tries to bring forward what is good for the community, that the grocery store will possibly be affiliated with a Planet Fitness and that he is looking forward to the Farmers Fresh Market. He stated that he supports the drone program and thanked the Mayor and Chief of Police for the recent Police involvement in Provincetown. He thanked the Village of Oak Lawn for their presentation.

Mayor Ford stated that he will continue to bring important issues and information to the residents and that the City worked through the 6.5 million with Cook County, the forensic audit and the upcoming water issues and that he will be bringing forward an issue concerning approximately 1.2 million dollars.

A Motion to adjourn was made by Alderman Evans. Second - Alderman Glispie. Motion Carried Via Voice Vote and hereby made a part of the original journal of proceedings this date.

Meeting adjourned at 9:43 pm.

Respectfully submitted
Deborah M. McIlvain, City Clerk