

**CITY OF COUNTRY CLUB HILLS
REGULAR MEETING
OF THE CITY COUNCIL
March 11, 2019**

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 Stuttley served as parliamentarian.
Tiffany Nelson-Jaworski served as legislative counsel.

- 2a. Invocation - The invocation was given by Pastor Blackmon

3. **Journal of Proceedings**

- A. Approval of Minutes -**

- 1. Regular City Council Meeting - February 25, 2019**

Alderman Lockett moved for Council approval of the minutes of the Regular City Council Meeting of February 25, 2019. Second - Alderman Glispie. Discussion - none. Motion to approve the minutes of the Regular City Council Meeting of February 25, 2019 Carried Via Voice Vote.

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

- A. Presentation - Mackie Consultants - Community Park Project**

Steve Kaminsky, Mackie Consultants, offered a presentation outlining the various phases of possible improvements to Community Park. He discussed the Park's history of flooding and current condition. The project would seek grants from OSLAD and possibly MLB to upgrade the baseball fields. The project would be done in phases if grants are awarded. Questions were raised as to the cost to residents and Mr. Kaminsky stated that the information was not available as this

and Spivey.

Aldermen Davis indicated his “yes” vote was contingent upon fund availability.

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 & Alderman Glispie, Chairman
Contract Compliance (Committee Meeting TBA)**

A. Approval - An Ordinance Amending Chapter 1, Article 8, Section 1.8.01 “Date for Inauguration of Newly Elected Officers of the City” of the Country Club Hills Municipal Code

Alderman Glispie moved for Council approval of OA-02-19, An Ordinance Amending Chapter 1, Article 8, Section 1.8.01 “Date for Inauguration of Newly Elected Officers of the City” of the Country Club Hills Municipal Code. Second - Alderman Lockett. Discussion - it was explained by City Attorney, John Murphey that election results are no longer certified by the City but are certified by the Cook County Clerk and it is necessary for the City Code to reflect the changes.

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.

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

A. Approval - A Resolution Providing for a Complete Streets Policy

Alderman Davis moved for Council approval of Resolution No R-02-19, a Resolution Providing for a Complete Streets Policy. Second - Alderman Lockett. Discussion It was explained that this policy would provide for comprehensive street and transportation connectivity and ease of

partnership with other government agencies.

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.

B. Approval - A Resolution for Construction on State Highways

Alderman Davis moved for Council approval of Resolution No R-03-19 a Resolution for Construction on State Highways. Second - Alderman Lockett. Discussion - It was explained that this would provide for the City to not have to acquire permits from the State or County when working on right of ways.

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 - Phase I Preliminary engineering Services Agreement for BP Pipeline Shared Use Path

Alderman Davis moved for Council approval of Phase I Preliminary engineering Services Agreement for BP Pipeline Shared Use Path with Baxter and Woodman. Second - Alderman Lockett. Discussion it was explained that this would be a great asset for the City and that a grant had been received.

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.

**IV. Economic Development, Planning, Zoning & Economic Development
Alderman Spivey, Chairman (TBA)**

- A. Approval – An Ordinance Abating Certain Real Estate Property Taxes (Windsor Estates Senior Living Development (PINS 28-33-402-005-0000 and 28-33-402-006-0000))**
- B. Approval - An Ordinance Abatrng Certain Real Estate Property Taxes (McAllister Nursing and Rehab, LLC) (PINS 28-33-403-005-0000and 28-33-403-044-0000_**
- C. Approval - An Ordinance Bating Certain Real Estate Property Taxes (McAllister Nursing and Rehab, LLC) (PINS 285-33-403-004-0000, 28-33-403-007-0000, 28-3-403-008 and 28-33-403-043-0000)**

Alderman Spivey moved for Council approval of An Ordinance Abating Certain Real Estate Property Taxes (Windsor Estates Senior Living Development (PINS 28-33-402-005-0000 and 28-33-402-006-0000), An Ordinance Abating Certain Real Estate Property Taxes (McAllister Nursing and Rehab, LLC) (PINS 28-33-403-005-0000and 28-33-403-044-0000 and- An Ordinance Bating Certain Real Estate Property Taxes (McAllister Nursing and Rehab, LLC) (PINS 285-33-403-004-0000, 28-33-403-007-0000, 28-3-403-008 and 28-33-403-043-0000). (O-03-19, O-04-19 and O-05-19 respectively). Second - Alderman Lockett. Discussion - City Attorney John Murphey explained that these were abatements that were part of the economic development agreement and the first amendment to the develop0ment agreement for Windsor Estates - McAllister Nursing and Rehab and needed to be filed with Cook County as required in the original agreements.

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 Evans, Chairman
(Committee Meeting TBA)**

Alderman Evans stated that a committee meting is scheduled for April 4, 2019 at 7 pm.

8. Public Portion of Meeting

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

The following individuals addressed the Council:

- Pam Manning, Country Club Hills, inquired as to whether the abatements and annexation for Windsor Estate had been discussed publically.
- Michael Victor, Country Club Hills stated that he was the former chairman of the Theater Commission, that the theater was a 10 million dollar grey elephant and that his commission had provided their information, without the requested information form the City, at the July 9, 2018 meeting. He concluded by stating that the theater management needed to be changed.
- Steven Heath, Country Club Hills, addressed the Council and stated that he was a candidate for Mayor, stated that the Council was not addressing the property tax issues and inquired as to Mayor Ford's and Alderman Davis' possible attendance at a candidate debate.
- A resident from the block of 180th and Birch addressed the Council and thanked the Police Department and the Fire Department for their response following a home invasion.
- Leora Bell, Country Club Hills, Distributed a document regarding the abatement to Windsor Estates/McAllister and stated that the abatement should not be 75% and did not meet the qualifications for abatements.
- Danny Hines, Country Club Hills, addressed the Council and thanked the Council and Mayor for their assistance in youth programs.
- Hosea Grey, Country Club Hills, addressed the Council and stated that the project for Community Park sounded like a good project but that there did not seem to be a complete cost or timetable. He stated that the pension issue needs to be addressed and that the theater seemed to be funded from the general fund and not as an enterprise fund. He concluded by questioning the number of jobs and property tax relief experienced from the Windsor Estates Facility being in Country Club Hills.
- Leon (Gino) Williams, Country Club Hills, addressed the Council and stated that the letter from the Mayor explaining an employee payroll advance was an "excuse", that the City is not a Fortune 500 company, and that a promissory note been drawn up by the City Attorney in regard to a payroll advance to an employee.
- An unidentified resident inquired as to needed repairs to streets, pipes and flooding issues that needed to be addressed.
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Alderman Lockett moved that the floor be closed to the public. Second - Alderman Glispie.
Motion Carried Via Voice Vote.

7. Aldermen's Reports

- ◆ Alderman Spivey announced that his 4th Ward meeting would be held on March 14 at the Fire Station, stated that he felt the park project was all about possibilities and felt that th the City had a lot of work to do regarding the theater.
- ◆ Alderman Evans motioned that Attorney Nelson-Jaworski be allowed to speak. Second - Alderman Davis.

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.

Attorney Nelson-Jaworski discussed a memo that she had prepared regarding the suggested improper use of public funds by the Mayor when he granted an employee a salary advance. Alderman Evans stated that she felt these types of mistakes had been going on for the past 4 years and that adjustments had been also made to the employees water account. (She produced documents with the employees water account , copies of checks from the City and the Mayors personal account, a payroll screen document, and an agreement. City Attorney, John Murphey stated thathe had never seen these documents). She stated that the she felt the Community Park project had some issues and encouraged residents to attend the Park District Board meetings on the 3rd Thursday of each month. She stated that all meetings are public and residents should attend. He stated that she agreed with Michael Victor regarding the theater. She explained that a debate had already been scheduled by the League of Women Voters. She stated that she agreed that the streets and flooding should be addressed but we are still putting money into the theater. She concluded by stating that she agreed with Mr. Grey regarding improvements at Community Park not having a timetable and that many mistakes had been made by the current administration that could have been avoided.

- ◆ Alderman Glispie stated that there is a fundamental drainage problem at Community Park, invited residents to attend meetings and stated that it is the responsibility of the elected officials to be accountable. He stated that we should continue to keep our city safe and clean. He concluded by stating that the theater is not going away and we should do our best to support the theater and maintain our City.
- ◆ Alderman Lockett stated that the facts are that we have a great community, that everything happens by majority vote and that the City is moving in the right direction. He stated that abatements are often necessary to procure economic development, and the 80 million dollar Logistics project is underway. He explained that the park presentation was a

preliminary offering and would benefit our community and especially the children. He stated that more streets have been fixed in the past 4 years than in the previous 15 years, the City is beautiful, there is a new fire safety training center (that assists with insurance ratings). He explained that there is a deficit due to the 6.5 million dollars erroneously accepted and spent by the previous administration and then paid back during the current administration. He stated that the previous administration had allowed homes to be built against the recommendation of the Army Corps of Engineers. He stated that there has been more transparency in the past 4 years, the water is good, the response time for police and fire is excellent. He concluded by announcing the passing of long-time resident and former employee and volunteer Kathleen Braithwaite.

- ◆ Alderman Davis thanked everyone for their patience and stated that the residents are not in attendance to hear political speeches. He explained that the Council votes regarding taxes and thanked everyone for their attendance. He explained that there was a public hearing regarding the annexation of the Windsor Estates/McAllister property. He stated that he had personally experienced foreclosure, as he too was a human being. He explained that he had invested 30,000 to 40,000 in his home in the past 3 years. He concluded by stating that the debate issue did not seem to be handled in an independent manner.

Mayor Ford stated that many remarks made were not completely true. He stated that the deficit had decreased and was due to the 6.5 million from Cook County, that 2.3 million dollars in street repairs had been completed, and stated that an 80 million dollar project with Logistics is underway with a groundbreaking to be held soon. He explained that in an effort to promote transparency he had honored the request from the Park District to invite the public to the park presentation by placing notification in the City water bills. He stated that no money has gone out for the theater and no acts have been signed as the aldermen have not yet voted on whether to move forward with the theater. He explained that the statement that the theater had lost the most money last year was not true as it was closed in 2013/14 with a 900,000 loss that has decreased each year. He stated that the water adjustment made to the employees' account was actually a lien placed on the property (as is done with many residents' water bills.) He stated that he felt it was important to care for our neighbors and our families, and that the payroll advance did not exceed the budget. Mayor Ford continued that he was very concerned that the City's checks and his personal check had been advertised on YouTube and that this issue was being referred to the State's Attorney for investigation. He stated that he was proud to be able to assist an employee with a check and that he had offered to assist Alderman Davis when he had received foreclosure notification. He stated that the office should be respected and that more has been done in the past 4 years than in previous years. He cited helping several residents including a house fire victim sitting in the front row, He concluded by stating that his administration does not engage in "bait and switch", the City is clean and picked up every morning and that the issues are ultimately up to the residents to decide.

Alderman Davis asked to be recognized to respond to the Mayor's use of his name. Second - Alderman Evans/

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

0 Nays

0 Absent:

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

Alderman Davis stated the Mayor had offered assistance; however, his (Davis') foreclosure issue was not financial but rather it was a legal issue and he did not want to accept any City funds. He stated that the payroll advance to the employee occurred in May 2018 and should have been brought to the Council's attention immediately.

Mayor Ford called for a motion to adjourn. Alderman Evans moved to override the Mayors call for a motion. Second - Alderman Davis.

ROLL CALL VOTE 2 Ayes: Aldermen Davis, and Evans.

3 Nays Aldermen Lockett, Glispie and Spivey.

0 Absent:

Motion Fails.

9 Adjournment

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

Meeting adjourned at 9:19 pm.

Respectfully submitted
Deborah M. McIlvain, City Clerk