



**CITY OF COUNTRY CLUB HILLS**

**ADMINISTRATIVE MEETING OF THE CITY COUNCIL**

**Meeting Minutes**

**July 9, 2020 - 6:00pm**

**1. An administrative meeting of the City Council, City of Country Club Hills, County of Cook, State of Illinois, was held in the City Hall, 4200 W. 183<sup>rd</sup> Street at 6:05 p.m.**

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

Aldermen Lockett(on-site), Davis(tele-conference), Glispie(on-site), Spivey(tele-conference) and Mayor Ford(on-site)

Alderwoman Evans was excused as absent

Also present were: City Clerk, Patricia Hutson(on-site), Attorney, John Murphey(tele-conference), Director of Public Works, Jerry Townsend(tele-conference).

**3. SET COMMITTEE MEETINGS:**

**Finance: July 23, 2020 – 12:00pm**

**Law & Ordinance and Government/Contract Compliance – TBA**

**Public Works & Utilities – TBA**

**Economic Development, Planning & Zoning - TBA**

**Insurance, Risk Management and Personnel - TBA**

**4. Mayor – James W. Ford**

**Discussion:**

**A. Discussion-** Ordinance Declaring Salary Ranges and Related Limitations for Positions in the City of Country Club Hills.

Mayor Ford shared there has been ongoing discussions regarding salary ranges and given our current financial situation keeping the future of the city in mind we must have a salary scale in place. Most of our first responders salaries are slightly over \$100,000 a year. Based on our tax revenue the city cannot sustain those salaries. Most municipalities and companies have a salary range and this is what needs to be in place for the City of Country Club Hills. There should be a starting salary and a salary cap. If employees are looking for a higher salary exceeding the capped amount they would need to seek further education to apply for a higher paying position with the city or seek other employment.

Mayor asked the Aldermen to call him by Monday if they have any concerns. Ald. Spivey inquired as to whether it was in his packet. After discussion it was determined that Ald. Spivey did not have a hard copy of the current packet but he does have the information via email. Mayor Ford also shared the salary ranges and based on the revenue flow to the city. There is continued uncertainty due to COVID-19 now and in the future. The city will lose some businesses and the tax revenue is 30% less than last year. We have to let our employees know positions will come with a range. Mayor Ford encouraged the Aldermen to contact him regarding any concerns.

**B. Discussion** - Intergovernmental Contract and By-Laws to Establish the South Suburban Land Bank and Development Authority.

Mayor Ford shared this subject has been discussed over time including the Housing Commission. Mayor thinks it's time to act on this as he recently met with the representative Russell with the South Suburban Land Bank. The city has 4-5 prospective properties that the Land Bank can purchase on the city's behalf via Cook County taxes that can be utilized, sold or demolished. Mayor shared there is a house on 183<sup>rd</sup> and Cicero that is a good candidate for demolition. The Land Bank has funds to purchase and demolish properties. Mayor shared Hazel Crest's success story of working with the Land Bank to purchase their new Village Hall for \$300,000. In addition to the contract the Land Bank requires someone on the board from the City of Country Club Hills and after discussion with Ald. Davis he agreed to serve as a Land Bank Board Member for the City of Country Club Hills. Mayor shared the medical building on Pulaski and the building next to the muffler shop are two other candidates for the Land Bank. Ald. Glispie inquired as to how the Land Bank acquires the funds to purchase the properties? Mayor Ford and Ald. Lockett shared the funds are from Cook County. Ald. Lockett shared their objective is to get the property back on the tax roll because no taxes are collected on vacant properties. Mayor shared this project will be a win for all. Ald. Spivey inquired as to a visit from Cook County Board President Preckwinkle's office to purchase foreclosed properties to see if this was the same and Mayor Ford responded yes. Ald. Spivey then inquired as to what committee this falls under and Mayor Ford responded Housing Committee with Ald. Davis as the Board Member. Attorney Murphey joined the meeting via tele-conference at 6:18pm. Mayor asked if there were no objections this will move to the Regular City Council Meeting Monday July 13<sup>th</sup>.

**C. Discussion** – Appointing a Local Government Director to the South Suburban Land Bank and Development Authority.

Mayor Ford reiterated Ald. Davis is the appointee who will serve on the Board.

## 5. Committee Reports

**A. Discussion – Southland Water Agency(SWA) Water Supply Contract**

Ald. Lockett shared per the meeting with the Southland Water Agency representatives June 25, 2020 it is clear to him that the city will need to move in a different direction for our water supplier. If the city opt's in there will be a significant savings of possibly 50%. There are many communities signing on with SWA including Mid-Mark. Dan Barr shared the names of the charter members are South Holland (sells water to Phoenix), Thornton, East Hazel Crest, Alsip (sells to Crestwood, Palos Heights, Palos Township) Lansing (sells to Lynwood), Midlothian, Calumet Park and Calumet City(sells to Burnham) are voting tonight, Country Club Hills (will vote Monday), Glenwood will vote Tuesday, Hazel Crest is not fully on board and will meet between today and Tuesday. With all on board the consumption is at 27 MGD and the required amount is 20 MGD and we are 7 MGD about the required amount. Ald. Lockett shared there is a savings if we joint SWA because there is on cap on the rates from Oak Lawn. With SWA it will be 15 years before we see an increase and with additional communities the cost should have a lower cost. Ald. Lockett shared the pipeline will drop in Hammond. SWA is hopeful to get Joliet to join in which would significantly increase our savings. Dan Barr shared without Joliet our savings would reflect a savings of \$485,000 and that is a huge return on our initial investment and a great win for the region. Ald. Lockett shared we must take the vote Monday to take advantage of the savings incentive. Mayor Ford shared the city water contract with Oak Lawn expires in 2024 and SWA will not be able to provide water until 2029. There is a 5 year gap that we would have to negotiate with Oak Lawn to continue to provide water until 2029. We will have our attorney review the contract and see if it is feasible to extend the Oak Lawn contract for 5 years without penalties. Ald. Lockett shared he believes there was a no action automatic extension clause in the contract. Mayor Ford agreed and shared the project cost is \$80,000. SWA is asking for \$40,000 in the next couple of weeks. Also, in 2021 there is an additional \$20,000 as well as \$20,000 in 2022. Mayor shared he would like to include a provision to see results by 2021 before the city makes an additional payment. He is not sure if we can get the initial payment back but he will look into it. Ald Lockett asked this item to be placed on Monday night's agenda.

**C. Discussion - Billing Services Agreement between Country Club Hills and Medical Reimbursement Services, LLC.**

Ald. Lockett asked Chief Kopec to present the information on the billing services. Chief Kopec shared a comparison document on the current billing services agreement with MRS and the proposed billing services agreement with Andres. Chief shared the contract with MRS has been ongoing for several years and the EMS billing has gone from \$230,000 to \$605,000 which has been beneficial for the city and the department. The business was sold and there has been a decline in customer service and return on our EMS billing. Chief would

like to move forward with a new vendor, Andres Medical Billing before the city loses any additional funding. MRS takes 7% of revenue collected and Andres will take 5% of the revenue collected. Andres will also handle the fire billing aspect of MBA's and hazmats. Chief is looking to terminate the contract with MRS with a 60 day notice and seek approval for the Andres contract and switch everything over mid October. MRS will complete their current collections and the city will send them payment for their portion. Ald. Lockett asked for clarity on the 2% savings and Chief shared the city would collect more revenue as they have a high collections recovery with high tech equipment. Chief shared Andres has more local contact and again better data which will result with a high return. Comm. Betton asked if there was a early termination penalty? Atty Murphey the City Council will have to vote on this Monday.

**B. Discussion – Intergovernmental Agreement between Country Club Hills and the Illinois Department of Healthcare and Family Services 2020**

Chief Kopec shared the GMET program is with the Illinois Department of Healthcare and Family Services funded by the Federal Government. There is a large discrepancy with public aid first responder billing. For example a \$1,000 issued for a public aid pick up will result in a \$200 revenue. There is a huge short fall and with a cost recovery sheet it will help fill in the gap of funding. Chief shared 40% of the pickups are public aid. As we collect from this program the Feds will give the city money and the city will have to give 50% back to the State of Illinois. The city will receive a monthly invoice for their 50% cut and the city should see \$500,000 in additional revenue on top of the \$600,000. The city will have \$1.2million in EMS revenue to double our existing revenue. Ald. Lockett asked to move this item to Mondays' city council meeting.

**Law, Ordinance, Government Operations & Contract Compliance**

**– Alderman Glispie**

**A. Discussion – An Ordinance Declaring Certain City Owned Equipment Surplus and Authorizing Its Disposition**

Ald. Glispie asked Public Safety Director Brown to present the information. Director Brown shared the city has prepared a package including 21 vehicles that are either out of service or cost prohibitive to repair. Director Brown initially wanted to send the vehicles to auction but the city would have to pay dispose of the vehicles with a closed bid and an auction would actually cost the city money to dispose of the vehicles. The auction would require an entry fee, payment to an auction manager, vehicle transportation etc. Director Brown shared we can post a closed bid on the city website and if there are no takers the vehicle would be considered a junker. Ald. Glispie asked how we did this before. Director Brown shared it was done through SSMMA which was government to government. Mayor shared these vehicles have to go

because this has been a 2 year process. Director Brown shared he would like to have it complete by mid August.

**II. Public Works and Utilities**

- Alderman Davis

**No Report**

**IV. Economic Development, Planning & Zoning**

- Alderman Spivey

Ald. Spivey shared the EDC Commission will host a Shred Day July 26<sup>th</sup> 9am to 12pm in the Theater Parking Lot and masks and social distancing are required.

**V. Insurance, Risk Management & Personnel**

- Alderwoman Evans

**No Report**

**6. Public Portion**

**Alderman Glispie motioned to open the floor to the public**

**Second Ald. Spivey**

**ROLL CALL VOTE:**

**4 Ayes: Aldermen Lockett, Davis, Glispie, and Spivey**

**0 Nays:**

**0 Abstain:**

**1 Absent: Alderwoman Evans**

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

Leora Bell, resident inquired as to SWA how close is the city to \$40,000 in the reserves and Ald. Lockett and Mayor Ford shared we have exceeded that amount and it can be used toward the the deposit because it was set aside for water. Ald. Lockett shared the first 10 years we will not see an increase and then after that up to 3% increase but no higher than that. Oak Lawn wants the city to pay and all of the renovations are occurring east of Country Club Hills.

Jennie Betton, resident inquired if the potential properties for the Land Bank are owned by the county. Ald. Lockett shared they are beyond foreclosure and up for tax sale.

Ton Hill, resident inquired if the \$80,000 will impact the water bill. Mayor shared SWA has to figure out how they will connect to us by 2029.

**Ald. Lockett motioned to close the floor to the public**

**Second- Ald. Glispie**

**ROLL CALL VOTE:**

**4 Ayes: Aldermen Lockett, Davis, Glispie and Spivey**

**0 Nays:**

**0 Abstain:**

**1 Absent: Alderwoman Evans**

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

**7. Adjournment**

**Ald. Lockett motioned to adjourn**

**Second – Alderman Glispie**

**ROLL CALL VOTE:**

**4 Ayes: Aldermen Lockett, Davis, Glispie and Spivey**

**0 Nays:**

**0 Abstain:**

**1 Absent: Alderwoman Evans**

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

Meeting adjourned at 6:47 p.m.

Respectfully submitted

A handwritten signature in black ink, appearing to read "Patricia D. Hutson", written over a horizontal line.

Patricia D. Hutson, City Clerk