



REGULAR CITY COUNCIL MEETING MINUTES

4200 W 183rd St. Country Club Hills, IL 60478

Monday, December 14, 2020 at 7:00 PM

1. CALL TO ORDER – JAMES W. FORD, MAYOR

A regular meeting of the City Council, City of Country Club Hills, Cook County, State of Illinois, was held in the City Hall, 4200 W. 183rd Street at 7:04p.m. The meeting was called to order by the Honorable James W. Ford, Mayor. Due to the COVID-19 public health emergency, this meeting is available remotely for elected officials via tele-conference per Governor J.B. Pritzker's Executive 2020.70 issued March 16, 2020.

1a. PLEDGE OF ALLEGIANCE

The Pledge of allegiance was presented by all in attendance.

2. ROLL CALL – PATRICIA D. HUTSON, CITY CLERK

Those on Roll Call answering present were:

Alderman Lockett (on-site), Alderman Davis (tele-conference), Alderman Glispie (on-site), Alderwoman Evans (tele-conference), Mayor Ford(on-site). Also present: Attorney John Murphey (on-site)

Absent – Alderman Spivey

City Clerk Hutson began the tele-conference call for the members of the public who chose the phone option to attend the Public Hearing while others participated via in-person attendance.

3. INVOCATION – CLERGY OR DESIGNEE

Invocation was presented by Reverend Anthony Tiller of Jeremiah Temple Church Int'l 4350 W. 180th St. in Country Club Hills. Pastor Tiller also shared his church has a Food Give-away scheduled for Monday December 21 11:30am to 2:30pm at the church.

4. JOURNAL PROCEEDINGS

Approval of Meeting Minutes:

A. Approval - City Council Meeting Minutes 11.23.2020

Alderman Lockett moved for City Council approval of the meeting minutes of the 10.05.2020 Administrative Meeting Minutes and the 11.23.2020 Regular City Council Meeting Minutes. Second, Alderman Glispie. Discussion - none.

ROLL CALL VOTE: 4 Ayes: Alderman Lockett, Davis, Glispie and Evans

0 Nays:

0 Abstain:

1 Absent: Alderman Spivey

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

5. COMMUNICATIONS AND REPORTS BY MAYOR FORD:

A. PUBLIC HEARING FOR THE PROPOSED I-57/183RD ST. REDEVELOPMENT PLAN

Alderman Lockett moved for City Council approval to open the floor for the Public Hearing for the Proposed I-57/183rd St Redevelopment Plan. Second, Alderman Glispie. Discussion - none.

ROLL CALL VOTE: 4 Ayes: Alderman Lockett, Davis, Glispie and Evans

0 Nays:

0 Abstain:

1 Absent: Alderman Spivey

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

Mayor Ford began to organize the public to be heard during the Public Hearing portion while managing social distancing during the current COVID-10 Pandemic.

Roxanne Quarles, Michelle Brown, Theresa Hornsbruch, Felecia Koonce, Luis & Laura Gonzalez and several others concerned citizens from the LeClaire St. unincorporated subdivision are shared their concerns and questions regarding the Redevelopment Plan. The questions were regarding notification, taxes, street maintenance, tax breaks for the business, peace and tranquility of the area, unsightliness of the area, construction, well water purity & EPA concerns, eminent domain and interruption of access to their subdivision. The CRG Developer Team inclusive of their Attorney Katie C. Jahnke Dale. Mayor Ford and the CRG team responded to the concerns i.e. the Public Hearing notifications were shared online via the Country Club Hills website, Country Club Hills lobby, City Hall front counter and in the South Suburban Newspaper. The current owner was looking to sell and the developer was looking for land to develop. The previous occupant was the Girls Scouts of American who was tax exempt. The developer is waiting for confirmations from IDOT on street revisions. There are no current tax breaks for the development. The Redevelopment plan was shown to those in attendance and will be pleasing to the eye. There are no plans to disrupt the current use of well water in the subdivision. The development is not yet at the point where there is EPA findings in place. There are no plans to impart on any private land. There was an exchange of questions and answers presented regarding the Redevelopment Plan resulting in responses given.

Clifton Graham, resident had concerns as to why the developers decided to implement their plan in Country Club Hills and if there were any perspective tenants for the site. CRG shared they do have prospective tenants but were not at liberty to share at this time. Mr. Graham also asked about the property taxes to be paid...per Attorney Murphey there is almost next to none because the Girl Scout's were tax exempt and the amount to be paid is up the Cook County. Mr. Graham asked about the TIF amount for the project. Attorney Murphey the current plan is 75% (to help the developer attract new tenants) for the developer and 25% for the city of the city portion. It is anticipated that in 3-4 years the city should receive substantial TIF revenue for the city. Is there a projected revenue for the business? That is a risks assessment question and that is determined by the market.

Jean Pate, resident had concerns regarding lack of notification and property taxes and plans for relief. Alderman Lockett shared the new developments are made in hopes of relief in the future. There were ongoing exchanges of concerns and responses between Alderman Lockett and Ms. Pate. Ms. Pate finalized by sharing she does not know what she is going to be looking at in her backyard.

Zachary Dumas, resident shared his displeasure lack of notification and with having a logistic style development eyesore behind his home along with tax breaks. Mr. Dumas also had concerns about the water and rain flow and how the development will impact his home. The developer shared there is no perfect plan to avoid excessive rain flow at his property. Mr. Dumas asked if there would be an increase for our current 24% tax rate. Mayor shared he could not guarantee anything at this point. Alderman Lockett shared if the city does not have a vision and move forward with new development and new businesses the city will not be able to pay for city services. Mr. Dumas shared the tax rate was 17% when he moved into Country Club Hills in 2002.

Sandra Kirk-Franklin, resident asked for clarity of the development plan to be shown on the map of the Plan.

Alderman Lockett moved for City Council approval to close the floor for the Public Hearing for the Proposed I-57/183rd St Redevelopment Plan. Second, Alderman Glispie. Discussion - none.

ROLL CALL VOTE: 4 Ayes: Alderman Lockett, Davis, Glispie and Evans

0 Nays:

0 Abstain:

1 Absent: Alderman Spivey

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

6. CITY CLERK'S REPORT – PATRICIA D. HUTSON, CITY CLERK

No Report

7. COMMITTEE REPORTS:

Finance Committee – Alderman Lockett, Chairman
(Committee Meeting – TBA)

A. Approval - Vouchers 12.14.2020

Alderman Lockett moved for City Council approval of vouchers in the amount of \$480,416.47. Second, Alderman Davis. Discussion – Alderman Lockett shared the Donahue legal bill for the Willow property closing was excessive and will not be paid at this time. Attorney Murphey will discuss this with Donahue and will bring it back to the council.

ROLL CALL VOTE: 4 Ayes: Alderman Lockett, Davis, Glispie and Evans

0 Nays:

0 Abstain:

1 Absent: Alderman Spivey

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

B. Approval - An Ordinance Providing for the Levy, Assessments and Collection of Taxes for the Fiscal Year Beginning May 1, 2021 and Ending April 30, 2022

Alderman Lockett moved for City Council approval of Ordinance O-15-20 Providing for the Levy, Assessments and Collection of Taxes for the Fiscal Year Beginning May 1, 2021 and Ending April 30, 2022. Second, Alderman Glispie. Discussion – Alderman Lockett shared this will be a 2.2% increase minus the corporate bond payment. This will cover the cost of the Police and Fire pension. We are under 50% funded and state mandates we bring our pension costs up to par by 2024-2025. This will take our pensions out of the negative.

ROLL CALL VOTE: 4 Ayes: Alderman Lockett, Davis, Glispie and Evans

0 Nays:

0 Abstain:

1 Absent: Alderman Spivey

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

C. Approval - A Resolution Directing the County Clerk to Reduce the Amount Added to the City's Levy for Loss and Cost

Alderman Lockett moved for City Council approval of Resolution R-06-20 Directing the County Clerk to Reduce the Amount Added to the City's Levy for Loss and Cost. Second, Alderman Glispie. Discussion - none.

ROLL CALL VOTE: 4 Ayes: Alderman Lockett, Davis, Glispie and Evans

0 Nays:

0 Abstain:

1 Absent: Alderman Spivey

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

Law, Ordinance, Government Operations & Contract – Alderman Glispie, Chairman
(Committee Meeting – TBA)

A. Approval - An Ordinance Declaring Certain City Owned Equipment Surplus and Authorizing Its Disposition

Alderman Glispie moved for City Council approval of Ordinance O-16-20 Declaring Certain City Owned Equipment Surplus and Authorizing Its Disposition. Second, Alderman Lockett. Discussion - none.

ROLL CALL VOTE: 4 Ayes: Alderman Lockett, Davis, Glispie and Evans

0 Nays:

0 Abstain:

1 Absent: Alderman Spivey

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

B. Approval - Ordinance Amendment for Abandoned/Inoperable Vehicle 6.2.03

Alderman Glispie moved for City Council approval of Ordinance Amendment OA-02-20 Amending Abandoned/Inoperable Vehicles 6.2.03. Second, Alderman Lockett. Discussion – The (5) day notification process will be changed to 48 hours.

ROLL CALL VOTE: 4 Ayes: Alderman Lockett, Davis, Glispie and Evans

0 Nays:

0 Abstain:

1 Absent: Alderman Spivey

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

Public Works and Utilities – Alderman Davis, Chairman
(Committee Meeting – TBA)

No Report

Economic Development & Planning, Zoning & Development – Alderman Spivey, Chairman
(Committee Meeting – TBA)

A. Approval - Ordinance Approving a Redevelopment Agreement for the I-57/183rd Street Tax Increment Financing District

Alderman Lockett moved for City Council approval to of Ordinance O-14-20 a Redevelopment Agreement for the I-57/183rd Street Tax Increment Financing District. Second, Alderman Glispie. Discussion - none.

ROLL CALL VOTE: 4 Ayes: Alderman Lockett, Davis, Glispie and Evans

0 Nays:

0 Abstain:

1 Absent: Alderman Spivey

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

Insurance, Risk Management, and Personnel – Alderwoman Evans, Chairman
(Committee Meeting – TBA)

A. Approval - Country Club Hills 2020-2021 Property & Casualty Insurance Proposal

Alderwoman Evans moved for City Council approval the Country Club Hills 2020-2021 Property and Casualty Insurance Proposal. Second, Alderman Lockett. Discussion – Mayor is working on getting the insurance renewal reduced.

ROLL CALL VOTE: 4 Ayes: Alderman Lockett, Davis, Glispie and Evans

0 Nays:

0 Abstain:

1 Absent: Alderman Spivey

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

8. MOTION TO OPEN THE FLOOR TO THE PUBLIC

Alderman Lockett moved for City Council approval to open the floor to the public. Second by Alderman Glispie. Discussion – none.

ROLL CALL VOTE: 4 Ayes: Alderman Lockett, Davis, Glispie and Evans

0 Nays:

0 Abstain:

1 Absent: Alderman Spivey

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

9. PUBLIC PORTION OF MEETING

Clifton Graham, resident inquired as to whether the Vouchers, Levy and Loss and Cost were approved. Mr. Graham also asked if there was a Public Hearing for the Levy and Mayor Ford and Attorney Muphey responded no, because it was not increased over 5%.

10. MOTION TO CLOSE FLOOR TO THE PUBLIC

Alderman Lockett moved for City Council approval to close the floor to the public. Second by Alderman Glispie. Discussion – none.

ROLL CALL VOTE: 4 Ayes:Alderman Lockett, Davis, Glispie and Evans

0 Nays:

0 Abstain:

1 Absent: Alderman Spivey

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

11. ALDERMANIC REPORTS

Alderman Lockett shared his condolences to the families of retired Community Service Office John Hendricks and retired Water Operator Larry Becker.

There were no other reports.

12. ADJOURNMENT

Alderman Lockett moved for adjournment. Second, Alderman Glispie. Discussion – none.

ROLL CALL VOTE: 4 Ayes:Alderman Lockett, Davis, Glispie and Evans

0 Nays:

0 Abstain:

1 Absent: Alderman Spivey

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

The Meeting adjourned at 8:07pm

Respectfully submitted,

A handwritten signature in black ink, appearing to read "Patricia D. Hutson". The signature is fluid and cursive, with a large initial "P" and a long horizontal stroke extending to the right.

Patricia D. Hutson, City Clerk