



## REGULAR CITY COUNCIL MEETING MINUTES

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

Monday, July 26, 2021 at 7:00 PM

Pursuant to Governor Pritzker's ongoing Executive Orders Covid-19 Masks and Social Distancing are required for this in-person meeting. Also, be advised seating is limited and building capacity orders will be followed and enforced.

### 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 7:02p.m. The in-person meeting was called to order by the Honorable James W. Ford, Mayor.

### 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, Alderman Spivey, Alderman Edwards, Mayor Ford. Also present: City Administrator and Carl Estelle, Police Chief Galvin, Fire Chief Hullinger, Dir. Dwone Ross, Dir Eric Booker, Special Projects Coordinator Director Jerry Townsend and Chief/PW Roger Agpawa.

Excused as absent – Alderman Davis and Alderwoman Evans

### 3. INVOCATION – CLERGY OR DESIGNEE

Invocation was presented by Pastor Anthony Tiller of Jeremiah Ministries International Church.

### 4. JOURNAL PROCEEDINGS

**Approval of Meeting Minutes:**

**Approval - Special City Council Meeting Minutes 07.06.2021**

Alderman Lockett moved for City Council approval of Special Meeting Minutes 07.06.2021.  
Second, Alderman Spivey. Discussion – None.

ROLL CALL VOTE: 3 Ayes: Alderman Lockett, Spivey and Edwards

0 Nays:

0 Abstain:

2 Absent: Alderman Davis and Alderwoman Evans

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

**Approval - Regular City Council Meeting Minutes 07.12.2021**

Alderman Lockett moved for City Council approval of Regular Meeting Minutes 07.12.2021.  
Second, Alderman Spivey. Discussion – None.

ROLL CALL VOTE: 3 Ayes: Alderman Lockett, Spivey and Edwards

0 Nays:

0 Abstain:

2 Absent: Alderman Davis and Alderwoman Evans

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

**Approval - Administrative Meeting Minutes 07.19.2021**

Alderman Lockett moved for City Council approval of Regular Meeting Minutes 07.19.2021.  
Second, Alderman Spivey. Discussion – None.

ROLL CALL VOTE: 3 Ayes: Alderman Lockett, Spivey and Edwards

0 Nays:

0 Abstain:

2 Absent: Alderman Davis and Alderwoman Evans

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

**5. COMMUNICATIONS AND REPORTS BY MAYOR FORD:**

Mayor Ford shared the recent criminal activities at three rental properties has been addressed with the landlords and the tenants. The tenants of these properties will be moving as of August 1<sup>st</sup>.

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

City Clerk Patricia D. Hutson shared that the City of Country Club Hills has employment opportunities as a Certified Police Officer, Community Service Officer, Building Inspector, Water Department Clerk and Water Department Meter Reader. Clerk Hutson also reminded everyone to sign up for the reverse 911 emergency alert program.

**7. CITY COLLECTOR'S REPORT – PATRICIA D. HUTSON, CITY COLLECTOR**

City Collector's Report as of 06.30.2021 per Patricia D. Hutson

Clerk Hutson shared the Collector's Report is in the Aldermen's packets and if there are any questions to please let her know. Alderman Edwards asked softball, baseball and track and field items listed on the report. He also asked why the Amphitheater line item had a \$0.00 balance and where was the revenue for the Mother's Day, Father's Day and the July 31<sup>st</sup> events. Clerk Hutson responded the revenue amounts are listed per payment month and she will have the Finance Dept responded to the Alderman's concerns.

Mayor Ford shared the Amazon facility in Country Club Hills is hiring as well as other local businesses.

**8. CITY TREASURER'S REPORT – DEBORAH M. MCILVAIN, CITY TREASURER**

City Treasurer's Report as of 06.30.2021 per Deborah M. McIlvain

Clerk Hutson shared the report was in the Aldermen's packets and if there were any questions to please let the Treasurer know.

**9. COMMITTEE REPORTS:**

Finance, Insurance, & Risk Management – Alderman Lockett, Chairman  
(Committee Meeting – TBA)

Approval - Voucher as of 07.26.2021

Alderman Lockett moved for City Council approval of Vouchers for 07.26.2021 in the amount of \$551,615.50 to be issued when monies are available. Second, Alderman Spivey.

Discussion – Alderman Edwards asked if the item listed as Brewer Co. on p.39 is for speed bumps and if so how many? Alderman Lockett responded yes they are speed bumps and the number of speed bumps can be answered by Public Works or Carl Estelle. Alderman Edwards then asked about youth baseball equipment and Alderman Lockett responded that can be addressed to Director of Parks and Recs Dwone Ross. There was various discussion regarding the receipt of the aldermanic packets on Friday and via email.

ROLL CALL VOTE: 3 Ayes: Alderman Lockett, Spivey and Edwards

0 Nays:

0 Abstain:

2 Absent: Alderman Davis and Alderwoman Evans

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

Approval - Resolution to Approving a Collective Bargaining Agreement (Illinois Council of Police--Administrative/Community Service Officers (Clerical), 05.01.19-04.30.2023

Alderman Lockett moved for City Council approval of a Resolution Approving a Collective Bargaining Agreement (Illinois Council of Police--Administrative/Community Service Officers (Clerical), 05.01.19-04.30.2023. Second, Alderman Spivey.

Discussion – Alderman Edwards asked if there was a meeting about this item. Mayor shared the information was in the Aldermanic packet. Alderman Lockett shared Collective Bargaining Agreements are negotiated by the city attorney, the union and the City Manager/Mayor. Attorney John Murphey shared the city has been in negotiations with the Clerical/CSO unions for approximately 2 years and this is a very fair contract of 8% over 4 years with no retro and a couple employees with frozen salaries. Alderman Edwards asked what committee did would this have come from. Mayor shared the finance committee. Attorney shared employees were very cooperative especially during the COVID year as revenues were down and we need a vote of 3 for this to pass.

ROLL CALL VOTE: 2 Ayes: Alderman Lockett, Spivey

1 Nays: Alderman Edwards

0 Abstain:

2 Absent: Alderman Davis and Alderwoman Evans

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

Law, Ordinance, Government Operations & Contract – Alderwoman Evans, Chairman  
(Committee Meeting – TBA)

No Report

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

No Report

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

Approval - A Resolution Authorizing A "First Amendment To Redevelopment Agreement By And Between The City of Country Club Hills and LPC CCH I. LP" (I-80/I-57 Tax Increment Financing District)

Alderman Spivey moved for City Council approval of A Resolution Authorizing A "First Amendment To Redevelopment Agreement By And Between The City of Country Club Hills and LPC CCH I. LP" (I-80/I-57 Tax Increment Financing District). Second, Alderman Lockett.

Discussion- Attorney Murphey shared this is a housekeeping item because the developer originally planned to build 4 buildings and then changed to 3 buildings and instead of the smaller building the developer needs to use that site for a parking lot. Per the TIF agreement the city will reimburse for \$29million dollars in TIF eligible expenses. This relates only to a portion of the construction cost and not the building itself. The project cost was at \$80million and the reimbursement is only from their property taxes. The reimbursement only comes into play when Logistics pays their property taxes and not from taxpayers. The city gets 15% off the top every year. Per Attorney Murphey as you drive on Cicero you will see Amazon is in full swing.

ROLL CALL VOTE: 2 Ayes: Alderman Lockett, Spivey

1 Nays: Alderman Edwards

0 Abstain:

2 Absent: Alderman Davis and Alderwoman Evans

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

Alderman Spivey shared there will be a groundbreaking ceremony at the CUBES site 183<sup>rd</sup> off Cicero on August 6<sup>th</sup> at 11:00am.

Education, Parks and Recs – Alderman Edwards, Chairman  
(Committee Meeting – TBA)

Alderman Edwards shared for the last couple of meeting he has continued to ask for a description of his role as Chairman for Parks and Recs, he has several meetings planned as he is working on a Career Day event.

#### **10. 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 Spivey. Discussion – none.

ROLL CALL VOTE: 3 Ayes: Alderman Lockett, Spivey and Edwards

0 Nays:

0 Abstain:

2 Absent: Alderman Davis and Alderwoman Evans

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

#### **11. PUBLIC PORTION OF MEETING**

Tyrone Hutson, resident shared he has questions and concerns about the construction of the CRG project, which is on 183<sup>rd</sup> and Lavergne, and how it impacts the residents in his subdivision especially on Lavergne. Mr. Hutson shared residents understand this is a construction site and would like consideration for a five day M-F worksite instead of the six day M-Sat schedule. Residents diligently work M-F and would like to have enjoy their homes without construction noise on a Saturday morning. Mr. Hutson shared residents homes and children are overwhelmed with noise, dirt and poor air quality with this project and that is unacceptable. Mr. Hutson shared behind the homes on Summerhill there is overgrowth and a large mound of dirt which was not shared as a part of the CRG project. Mr. Hutson shared we the residents are

being taxed with no representation. Mr. Hutson shared he is unable to get in touch with any elected official other than Mayor Ford to address his concerns.

Clifton Graham, resident shared he was looking at the Logistics contract and was trying to follow along. Mr. Graham then asked why it was never shared that Amazon was coming to Country Club Hills. Mr. Graham shared it was know that several surrounding municipalities had Amazon site and he has been trying to negotiate as a concerned citizen for minority contracts. Mr. Graham shared he could not understand why Amazon was never shared. Mr. Graham would like to know if this change in the Logistics will open the door for contract negotiations. Mayor Ford shared a lot of the things Mr. Graham shared were untrue. Mr. Graham shared his displeasure and there was ongoing conversation between Mayor and Mr. Graham regarding the matter. Ald. Lockett shared the some of the things Mr. Graham shared were not true and there was additional conversations between Mr. Graham and Ald. Lockett. Mayor Ford addressed Mr. Graham's concerns. Logistics is the owner and Amazon is their tenant. Attorney Murphey shared the agreement approved the plan but is of no obligation. The buildings will have employees and now they need additional parking. This is private property and it has fulfilled their development needs.

Karen Lloyd, resident shared this was her first council meeting and she has questions about her property. Mrs. Lloyd lives at 4851 Summerhill Dr and she would like to know if there will be landscaping or a berm behind her home. Mrs. Lloyd is bound by Lavergne construction on one side and dirt construction behind her. She also wanted to know if someone will remove the weeds. Also, there was a fire at the construction site near her home. Mrs. Lloyd shared one of the tractors was on fire that day. Attorney Murphey shared for the CUBES there will be a landscape buffer to screen the commercial entity from the residential properties with a 100 ft setback. Mrs. Lloyd asked when will the project be complete because she has events planned in the fall. Mayor Ford shared the project is due for completion by Spring of 2022 but the berms should be complete soon. Mayor shared he knows there is a mound of dirt and the land belongs to Eli Atkins, owner of Windsor Estates and he spoke Mr. Atkins today and he said he had not given anyone authority to put the dirt on his property.

Ricky Crim, resident shared he wanted to make a point of clarity. The area discussed by Mrs. Lloyd in need of a berm behind the homes on Summerhill is not a part of the CUBES/CRG project...correct? Mayor agreed and confirmed the berm is being built on Lavergne. Mayor Ford shared that at this time Eli Atkins, the owner of the Windsor Estates has no plans to build a berm at this time. Mayor shared maybe since there is an abundance of dirt maybe he might consider building a berm behind the Summerhill homes. Mr. Crim asked if there was a ordinance to make businesses conform with rules regarding property maintenance and landscaping. Mr. Crim asked if there is a lawsuit that can be filed as their property impedes on others. Mayor shared that the land is vacant and referred to Attorney Murphey. Attorney Murphey shared if equipment or dirt trespasses on someone else's land that is enforceable as a violation. Mr. Crim shared Windsor has large cattails that have now infiltrated his property that he pays landscapers to maintain has been compromised. Attorney Murphey shared the city will make sure his property is protected. Ald. Spivey asked for clarity on Mr. Crim's property location. Mr. Crim shared all of Windsor's weeds have now become his weeds. Attorney Murphey will research Mr. Crim's property and discuss this with him after the meeting.

Dave Stassney, resident of Appltree subdivision shared he is concerned about the seeding cars on his block and throughout the subdivision. Mr. Stassney shared it's a virtual drag strip. Mayor Ford shared this is unacceptable and he would like Mr. Stassney to speak with Chief Galvin

after the meeting. Mayor shared it's possible the area may need speed bumps and or a stop sign.

Rita Bivens, resident shared she lives on Summerhill and is very concerned about the lack of separation without a berm behind her home. Mrs. Bivens ws also concerned about the construction trucks on her block because to her understanding construction trucks are not allowed in her area and there is signage restricting construction vehicles on Sunset but not her area. Mrs. Bivens was also concerned about the large mound of dirt behind her home and would like to see the entire process expedited. Mayor Ford shared residents have to hold their elected officials accountable the same as he is to be held accountable.

Renee George resident of Summerhill Drive inquired as to who signed off on the CUBES project being built in this residential area where people are actively living through this project. Mrs. George would like a copy of the documents that were signed off on. Mrs. George asked what will be their tax credit because \$29million will have to come from somewhere. Mayor Ford shared the \$29million is regarding the Logistics project on Cicero. Mrs. George then asked for both contracts for the logistics developments.

Vaughn Harrison, resident shared in 2016 he met with the Mayor and offered his community free services based on his background and experience for strategies, comprehensive proposals. Many of the things that the city is experiencing today were in his proposals. Mr. Harrison shared he comes forward today to again ask his city to please accept his assistance. His vackground is exactly what the city needs. Mr. Harrison asked to please allow him to help the city to move in the right direction. Mayor Ford shared yes, Mr. Harrison offered his services and the city could not afford his services because they were not free. Mayor Ford also shared Mr. Harrison has a scheduled meeting with the City Manager. There was ongoing discussion with Mr. Harrison, Mayor Ford and City Manager Car Estelle.

## **12. MOTION TO CLOSE FLOOR TO THE PUBLIC**

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

ROLL CALL VOTE: 3 Ayes: Alderman Lockett, Spivey and Edwards

0 Nays:

0 Abstain:

2 Absent: Alderman Davis and Alderwoman Evans

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



**13. ALDERMANIC REPORTS**

Alderman Edwards shared there will be a meeting August 3<sup>rd</sup> at 5pm for Education Parks and Recs and a Law and Ordinance Meeting 5:30pm. Ald. Edwards will discuss the stop sign as well. Ald. Edwards shared to the residents he is not trying to be difficult he is working to represent Ward 1.

Alderman Lockett asked everyone for a moment of silence in memorandum of CSO Frank Hawkins wife who recently passed away.

**14. ADJOURNMENT**

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

ROLL CALL VOTE: 3 Ayes:Alderman Lockett, Spivey and Edwards

0 Nays:

0 Abstain:

2 Absent: Alderman Davis and Alderwoman Evans

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

The Meeting adjourned at 7:50pm

Respectfully submitted,

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

Patricia D. Hutson, City Clerk