



REGULAR CITY COUNCIL MEETING MINUTES

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

Monday, September 27, 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 masks are required, 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 7:03p.m. The in-person meeting was called to 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, Alderwoman Evans, Alderman Spivey, Alderman Edwards and Mayor Ford. Also present: City Administrator and Carl Estelle, D.C. Richmond, Fire Chief Hullinger, Dir Eric Booker, Dir Aaron Jones, Special Projects Coordinator Director Jerry Townsend and Fire AC Chief/PW Dir Roger Agpawa.

Excused as absent – Alderman Davis

3. INVOCATION – CLERGY OR DESIGNEE

Invocation was presented by Pastor James King of United Christian Church 4531 W. 180th St., CCHills.

4. JOURNAL PROCEEDINGS

Approval of Meeting Minutes:

Approval - Regular City Council Meeting Minutes 09.13.2021

Alderman Lockett moved for City Council approval of Regular City Council Meeting Minutes 09.13.2021. Second, Alderwoman Evans. Discussion – None.

ROLL CALL VOTE: 4 Ayes: Alderman Lockett, Evans, Spivey and Edwards

0 Nays:

0 Abstain:

1 Absent: Alderman Davis

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

Approval - Administrative Meeting Minutes 09.20.2021

Alderman Lockett moved for City Council approval of Administrative Meeting Minutes 09.20.2021. Second, Alderwoman Evans. Discussion – None.

ROLL CALL VOTE: 4 Ayes: Alderman Lockett, Evans, Spivey and Edwards

0 Nays:

0 Abstain:

1 Absent: Alderman Davis

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

5. COMMUNICATIONS AND REPORTS BY MAYOR FORD:

Special 20th Anniversary 9/11 Presentation to Fire and Police

Mayor Ford announced he will present Proclamations on behalf of the Mayor and City Council honoring our Fire and Police first responders. Mayor presented the Proclamations to Interim Chief Michelle Hullinger and Deputy Chief Kevin Richmond on behalf of the Fire and Police Departments. City Clerk Patricia Hutson read the Proclamation to all in attendance. Mayor spoke on behalf of the City Council to the first responders acknowledging they are appreciated and shared that residents sleep well at night because of their dedication and service. Mayor again thanked them for all they do. Chief Hullinger shared her appreciation and pleasure on

behalf of the Fire Department to service the residents of Country Club Hills and thanked everyone for their support.

Approval - Ordinance Amending City Code 2.3.04 Ambulance Service Fees

Alderman Lockett moved for City Council approval of an Ordinance Amending City Code 2.3.04 Ambulance Service Fees. Second, Alderwoman Evans. Discussion – None. Mayor Ford shared this item was discussed during the last Admin meeting and it will be a tremendous saving to our residents.

ROLL CALL VOTE: 4 Ayes: Alderman Lockett, Evans, Spivey and Edwards

0 Nays:

0 Abstain:

1 Absent: Alderman Davis

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

Approval – 2021 Property Tax Rebate Ordinance

Alderman Lockett moved for City Council approval of the 2021 Property Tax Rebate Ordinance. Second, Alderman Spivey. Discussion – Alderman Edwards asked to be recognized and shared he had no problem with the Ordinance but, if there are any monies leftover he would like to see the city repair potholes or provide public safety for the residents. He would also like to see the allocation options when the monies are received. Alderwoman Evans asked if we could explain to the residents where the monies are coming from to avoid confusion because the monies are coming from the Federal Government. Mayor Ford shared the Mayor and the City Council feel very strongly because of the COVID pandemic that residents have been affected financially and wanted to give a rebate on the city portion of taxes that were paid. The funds can come from the government by way of the American Rescue Act passed by President Biden giving monies to communities affected by the pandemic. Mayor Ford shared these monies will come from the federal government and the general fund. Mayor Ford then shared if additional information was needed to see him after the meeting.

ROLL CALL VOTE: 4 Ayes: Alderman Lockett, Evans, Spivey and Edwards

0 Nays:

0 Abstain:

1 Absent: Alderman Davis

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

COVID Information

Mayor Ford shared the City Clerk placed information on the information table regarding COVID, the effects it's having on our community and the effect it's having on our youth. Mayor Ford also shared there are copies of Governor Pritzker's Executive Orders with guidelines regarding the pandemic and the Delta Variant.

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

Back 2 Business Small Business Grant Workshops \$250million per Gov Pritzer The workshops were well attended at the noon and 6pm sessions September 14th conducted by SBA Rep Vicky with the Southland Connection. \$250million is for the entire state of IL and the application period closes October 13th. If you are in need of the information please see me after the meeting.

Please see the City website for the September monthly CCHPD Newsletter

Upcoming Events

Branch Pick-up	October 9 th (South of 183 rd St)
	October 16 th (North of 183 rd St)
Street Sweeping	October 11 th (South of 183 rd St)
	October 18 th (North of 183 rd St)

October 22nd

October is Breast Cancer Awareness Month and "Think Pink Day" is Friday October 22nd. In the spirit of supporting those who are battling, survivors and those who have earned their angel wings due to Breast Cancer we ask everyone to please wear pink at the October 25th Council Meeting and consider donating towards Breast Cancer research.

October 30th 9am to 12noon Shred Day at the Theater Parking Lot

October 30th 4pm to 6pm Halloween Event at the Theater (East side in the Semi-circle)

City Updates

Please sign up for the Reverse 911 notifications please complete the forms or sign up on the city website www.countryclubbills.org to receive emergency alerts on import weather conditions and other hazardous alerts

To sign up for email updates from the Bremen Township Tax Assessor
<https://brementownship.org/assessor>

To receive information from the Rich Township Tax Assessor

Employment Opportunities

Water Department Meter Reader and Fire Department EMS, Fire & Public Education Assistant. Please see the job descriptions on the website and in the lobby by Friday Oct 1st for CCH Fire position

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

City Collector's Report as of 08.31.2021

Clerk Patricia D. Hutson shared the Collector's Report is in the Aldermen's packets and if there are any questions to please let her know.

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

City Treasurer's Report as of 08.31.2021

Treasurer Deborah M. McIlvain shared the report was in the Aldermen's packets and if there were any questions to please let her know. Treasurer Deborah M. McIlvain also shared in August revenue in the amount of \$1,313,353.23, expenses in the amount of \$2,410,586.44 for which the expenses exceeded the revenue due to summertime costs in the amount of \$1,097,233.21. Treasurer McIlvain shared the current bank balance is \$4,381,851.99.

9. COMMITTEE REPORTS:

Finance, Insurance, & Risk Management – Alderman Lockett, Chairman
(Committee Meeting – (09.27.2021)

Approval - Vouchers 09.27.2021

Alderman Lockett moved for City Council approval of Vouchers in the amount of \$760,981.72 for 09.27.2021 to be issued when monies are available. Second, Alderwoman Evans.
Discussion – none.

ROLL CALL VOTE: 4 Ayes: Alderman Lockett, Evans, Spivey and Edwards

0 Nays:

0 Abstain:

1 Absent: Alderman Davis

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

Approval - Enterprise Fleet Lease Agreement

Alderman Lockett moved for City Council approval of Enterprise Fleet Lease Agreement. Second, Alderman Spivey. Discussion - Alderman Lockett shared this item was discussed at the Admin meeting and the city will replace older vehicles with our Police Department, Fire Department and Public Works through Enterprise Leasing. Alderman Edwards asked to be recognized and asked was the (1) year lease the only option because on p.101 he couldn't see the grand total. Alderman Lockett shared he did not have the document in front of him but it's an open end lease and when the vehicles reach a certain amount of miles and are still under warranty the municipalities will switch the vehicles out so monies are not spent on repair and maintenance. Alderman Edwards asked if we had information on the individual vehicles and Alderman Lockett responded each vehicles lease works differently so there is a residual value based on the vehicle that you're leasing. Alderman Lockett shared at the end of the (1) year lease each vehicle is guaranteed to be valued at \$17,000.00. Alderman Edwards asked if the city is leasing are the titles issued to the city. Alderman Lockett responded yes. Alderman Edwards asked if the city pays taxes and Alderman Lockett responded no, the city is tax exempt. Mayor Ford shared this is an excellent program that is being utilized in many of the surrounding municipalities i.e. Tinley Park, Hazel Crest and Matteson and they are savings a tremendous amount of money. Alderman Edwards was concerned about the taxes because private citizens have to pay the taxes when they lease and Mayor Ford shared as a municipality we are exempt.

ROLL CALL VOTE: 4 Ayes: Alderman Lockett, Evans, Spivey and Edwards

0 Nays:

0 Abstain:

1 Absent: Alderman Davis

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

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

Approval - Ordinance Requiring Full Traffic Stops at 178th & John and Briargate and Glenoaks

Alderwoman Evans moved for City Council approval of an Ordinance (O.22.21) Requiring Full Traffic Stops at 178th & John and Briargate and Glenoaks. Second, Alderman Edwards. Discussion – None.

ROLL CALL VOTE: 4 Ayes: Alderman Lockett, Evans, Spivey and Edwards

0 Nays:

0 Abstain:

1 Absent: Alderman Davis

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)

Approval - Verizon 2nd Amendment Tower Lease Agreement

Alderman Lockett moved for City Council approval of Verizon 2nd Amendment Tower Lease Agreement. Second, Alderman Spivey. Discussion – None. Alderman Lockett shared this is a housekeeping item regarding the Verizon Tower on Pulaski which has been in town for many years. Mayor Ford shared there will be an increase in fee revenue from this agreement.

ROLL CALL VOTE: 4 Ayes: Alderman Lockett, Evans, Spivey and Edwards

0 Nays:

0 Abstain:

1 Absent: Alderman Davis

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

Approval - 2021 Invest in Cook Grant

Alderman Lockett moved for City Council approval of the 2021 Invest in Cook Grant. Second, Alderman Spivey. Discussion – Alderman Lockett shared this year Country Club Hills has been awarded \$744,000 this is funding for sidewalks east of Pulaski near Hillcrest H.S. This will provide sidewalks for safe travels by widening Pulaski Rd in this phase of this project. Alderman Lockett shared there has been another ongoing phase widening Pulaski from 167th St to Flossmoor Rd including the sidewalk. Mayor Ford shared we want to make sure our students and the public have a safe walkway on Pulaski Rd. Alderman Edwards asked to be recognized and asked for confirmation that there is no expense to the city. Mayor Ford confirmed and shared this is a 100% grant.

ROLL CALL VOTE: 4 Ayes: Alderman Lockett, Evans, Spivey and Edwards

0 Nays:

0 Abstain:

1 Absent: Alderman Davis

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

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

Alderman Spivey shared there are two new restaurants coming to town El Centenario in the Cooper Grove Mall 40146 W. 183rd St with authentic Mexican food.

Approval - Resolution Supporting Class 8 Incentive at the Old Eagle

Alderman Spivey moved for City Council approval of a Resolution Supporting Class 8 Incentive at the Old Eagle. Second, Alderman Lockett. Discussion – None. Alderman Spivey shared Big Lot's will occupy the space previously occupied by Eagle grocery store. Alderman Spivey shared the Class 8 is per Cook County and does not impact the residents of Country Club Hills.

ROLL CALL VOTE: 4 Ayes: Alderman Lockett, Evans, Spivey and Edwards

0 Nays:

0 Abstain:

1 Absent: Alderman Davis

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

Alderman Spivey reiterated the Shred Day Event, hosted by Mayor Ford and the EDC Committee is scheduled Saturday - October 30th 9am to 12noon at the Theater.

Education, Parks and Recs – Alderman Edwards, Chairman
(Committee Meeting – (10.07.2021 5:00pm)

Alderman Edwards shared he met with SD#144, SD#228 and he is trying to work with SD#228 PTO but their meetings are at 6:30pm pm Mondays and it conflicts with the City Council meetings. Alderman Edwards will consider taking a day off from a City Council meeting to meet with their PTO. Alderman Edwards has tried to contact SD#160. His next Education, Parks and Recs meeting will be 10.07.2021 at 5:00pm. Alderman Edwards invited all to attend and he shared that he believes schools are the reason that residents move to a community. Lastly, Alderman Edwards shared he will attend the next Park Board meeting which will be the 3rd Thursday in October to report back to the city what is going on with the Park Board and if anyone is interested in schools and the parks to see him after the meeting.

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: 4 Ayes: Alderman Lockett, Evans, Spivey and Edwards

0 Nays:

0 Abstain:

1 Absent: Alderman Davis

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

City Clerk Patricia D. Hutson read the following statement as the floor is open to the public. **The floor is now open to the public. This is the opportunity for members of the public to speak for 3 minutes uninterrupted while at the podium. All others are asked to please remain silent in respect of the speaker and the audience. Please see the time clock on the monitors on either side of the room as it counts down the 3 minutes. There will be no exchange of dialogue as the public is speaking. The City Administrative team will be taking notes regarding your concerns and will available respond to your concerns at the conclusion of tonight's meeting. Thank you for your cooperation.**

11. PUBLIC PORTION OF MEETING

Winston Drain, resident, shared the following concerns regarding the CUBES Project on 183rd St near his home.

- Environmental concerns
- Dust blowing on residents homes
- Dust clogging HVAC units
- Was there any air quality testing?
- Was there any chemical testing?
- Has concerns regarding Windsor Estates air quality for those in the facility
- Reimbursement for expenses incurred due to the continuous dirt on houses, vehicles, pools?
- This was an old corn field...Were the chemicals removed...What is the Chemical status?
- Are there any EPA testings
- Diesel trucks on his residential street and the subdivision
- Are there other communities with Logistics facilities next to a residential area?
- Was the area used for TIF monies?
- Diesel fuel fume concerns
- Did Windsor receive TIF monies
- Are there any employment opportunities for minorities

Mayor Ford thanked Mr. Drain for his questions and shared he would need time to respond to his concerns.

Steven Burris, Rich Township Trustee & resident, shared information on an upcoming Open House for Rich Township, Friday October 1st 22013 Governor's Hwy 11am -3pm and all residents are welcome. Trustee Burris shared there will be information available for various local government entities and non-profits to share with residents.

Zachary Dumas, resident, shared the following concerns regarding the DUBES Project on 183rd St behind his home.

- Construction behind his home
- Air quality
- Diesel fumes emitted
- Toxic spills – How would this impact the area
- EPA information
- Idling trucks in a residential area
- What is the emergency plan for spills
- Rules and regulations for this business in a residential area
- Was this zoned for this if so why in a residential area
- 100-200 yards from a residential area
- Noise quality in the area
- Construct a sound proof barrier wall to absorb the noise and protect the residents
- East dock bay concerns...it is close to the residents
- A burn will not remove the noise quality
- The project is too close to a residential neighborhood

Matrice DeLeon, resident, shared her concerns about the traffic, violence and gun shots in her area in the early morning of September 17th. She shared there was great traffic in her cul-de-sac and she was awaked around 1am to the sound of gunfire, fights and she wants to know what will be done to keep the residents in that area safe. Mrs. DeLeon shared this was one of the worst nights she has experienced and she has experienced many. She shared the cars enter her subdivision, park their cars and walk to the club i.e. BR Steakhouse. She then shared she is again very concerned because as the gunshots went off the fights and people being beat right in front of her. When the police arrived they took over the scene and there were police from everywhere. Mrs. DeLeon asked what will be done to ensure that residents, children and grandchildren will feel safe and not have this happen again.

Mayor Ford thanked Mrs. DeLeon for her comments and offered her the opportunity to speak with him and the Deputy Chief of Police after the meeting for some answers.

Bernie Horne, resident, inquired about the tax dollars from the gov't ...How much was the amount for the rebate. Mayor Ford shared the amount is \$1.3million. Mrs. Horne then shared she has concerns about SD#228 and the dollars are not equally allocated to all four schools in the district. She shared Hillcrest does not receive its fair share. Mrs. Horne then shared her concerns about the street repairs on 178th Pl. She shared there is steady traffic flow from emergency vehicles and repairs are needed in that area.

Mayor Ford shared there is a list of street scheduled for repairs and encouraged Mrs. Horne and residents to attend school board meetings because the city does not control the board and their finances.

Vaughn Harrison, resident, shared over the past 14 years he has endeavored to participate as a volunteer for Country Club Hills. He is here to offer his services. He shared at the July 26th meeting it was said the city did not accept his services because of his fees. On May 26, 2020 he offered 10 hours of free consulting services. Mr. Harrison then shared he would like to make a public offer 10 hours of free consulting services. Mr. Harrison shared his background is in engineering, management, methodology, problem solving for those who were not familiar with him. He shared he has given proposals to past finance directors and more recently shared information with the city administrator and neither of these proved successful. He wants to offer services so that the city can produce solutions for the benefit of the stakeholders.

12. MOTION TO CLOSE 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: 4 Ayes: Alderman Lockett, Evans, Spivey and Edwards

0 Nays:

0 Abstain:

1 Absent: Alderman Davis

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

13. ALDERMANIC REPORTS

Alderman Edwards addressed to the resident who talked about the streets, he has been out four times walking with two supervisors and all he can do is ask. For SD#228 Oak Forest, Tinley Park and Bremen the residents have to go out and get in involved. He shared we have to do less talking and more working. Alderman Edwards then addressed the gentlemen who spoke on the CUBES on 183rd, that should have been built in an industrial park. He shared he is a geography major and he studied industrial parks and he knows how to set them up and they never should have built that in a residential area. Alderman Edwards shared dirt, wind,

pollution, street damage, environmental dangers that bad and in industrial parks there are no residents. Alderman Edwards then addressed the resident who offered help and shared we accept help from all of our residents especially if they can help us make our community better.

Alderman Spivey shared in the 4th Ward there are planned street repairs as he has met with the Dir. of Public Works and have identified sidewalks, driveways and streets in need of repair and resurfacing. Alderman Spivey then shared he was sure there are things that can be done to accommodate the community and as they go through the process of building the CUBES it no more than like if you were building areas of homes. He shared trucks coming in bringing in heavy equipment and things of that nature. He shared dirt would be flying if they were building homes and hopefully they can accommodate the residents. Alderman Spivey then addressed Vaughn Harrison and shared he is sure he has great services and inquired as to whether he would like to serve on a commission because most of our volunteers serve on a commission and if so there are various ones to choose from.

Alderwoman Evans asked for a repeat of the branch pick-up and street sweeping dates to share with residents and asked Trustee Burris for information regarding the Rich Township Open House. Alderwoman Evans asked if they will address the property tax issues because several residents' taxes have gone up significantly and Trustee Burris responded yes the assessor will be available to answer questions and he will try and get someone from Cook County to attend as well. Alderwoman addressed the residents with concerns on the CUBES Project that the communication is very lacking as it is next to a residential community. She shared she has seen them built in residential areas and there are some that are not in residential areas. Alderwoman Evans shared she is not seeing communication for residents with this project. She shared residents have questions, follow up questions and some were presented today from residents that she can't answer as an alderman because she is in no position to talk about air quality and dust and diesel fumes and the long term effects. She shared there needs to be a place to address these questions and she has asked for a project manager in the past and hold a community meeting for residents to get their questions answered and as the project moves forward a place to address their concerns in a shared format. Alderwoman Evans suggested a place on the website to see what questions have been asked and answered. She shared this a very large project because she drives past it every day. She shared she is share they have a dedicated officer or communications coordinator to answer these questions. She then added there are noise concerns and someone should be able to share what will be done for residents who are right in that immediate area. Alderwoman Evans shared she was told to email the Building Department at buildingdept@countryclubhills.org and she does not see this as a long term solution. She shared there needs to be a person from that site to address these questions. Alderwoman Evans then addressed the resident who has offered to volunteer his time there is a possibility this would be an opportunity to utilize him as a liaison with the CUBES Project and establishing the communication with no promises. She shared maybe this will benefit the citizens in that area that is directly affected. If the service is good maybe there's an opportunity to move beyond the 10 free hours of service per his skills that that he is ready to share with the city. Lastly, Alderwoman addressed the resident who had concerns about the gunshots that that location is not the only one that has had issues with recent violence and gunshots. What she would like to see is the city to create a plan where we can be more proactive towards these issues within the city with bars and violence and less reactive. She shared she would also like to see a plan in place that is fair and equitable to similar establishments and it doesn't look like we are singling out establishments and we have a set of rules that we follow if this happens within a particular business this is the guideline that we will follow and this with any business that has an issue like that. She shared this will show that we are being fair and not targeting certain businesses and so we won't end up getting sued because it looks like we are retaliating. We should have a paper or document that shows this is how we treat all businesses like this one to

protect ourselves. There was an comment from a member of the audience asking Alderwoman to set the records straight because the previous public comment did not say it happened at a bar and Alderwoman confirmed it happened on Loras Ct. There was ongoing indistinct chatter and Mayor Ford then shared to the audience member that she cannot continue to speak out of order. Alderwoman Evans then shared she was not speaking of any particular bar she was sharing that she is looking for the city to be fair and equitable in their treatment of all of the similar like establishments and not be seen as targeting a specific bar. She shared this will be a rule book for BR, Aces, Sweetz etc.

Alderman Lockett asked for a moment of silence for former city Public Works employee Edward Gannon who worked her for 30 years. Little Eddie wore his uniform daily even after retirement.

Mayor Ford shared the CUBES Project about 2 years or more ago and we've had public hearings, zoning committee, many meetings and this project didn't just start. Mayor Ford shared he is not opposed to answering questions. Mayor Ford shared regarding Mr. Harrison he served on the housing commission for a couple of years and we have utilized his services and was very instrumental in purchasing one of the city houses. Mayor Ford wished everyone a nice evening.

14. ADJOURNMENT

Alderman Lockett moved for adjournment. Second, Alderwoman Evans. Discussion – none.

ROLL CALL VOTE: 4 Ayes: Alderman Lockett, Evans, Spivey and Edwards

0 Nays:

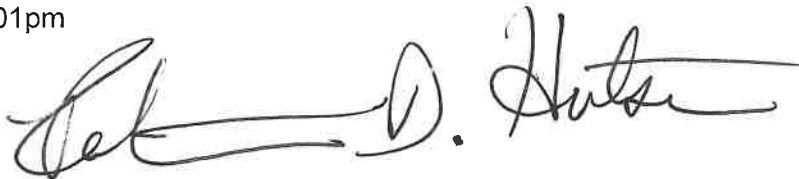
0 Abstain:

1 Absent: Alderman Davis

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

The Meeting adjourned at 8:01pm

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 "H".

Patricia D. Hutson, City Clerk