



REGULAR CITY COUNCIL MEETING MINUTES
4200 W. 183RD STREET, COUNTRY CLUB HILLS, IL 60478
Monday, June 26, 2023
7:00p.m.

AGENDA

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 7:15pm. The 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 and lead by Mayor Ford.

2. ROLL CALL – Danielle K.. Moss, RECORDING SECRETARY

Those on Roll Call answering present were:

Alderman Lockett, Alderman Davis, Alderman Spivey, Alderman Edwards and Mayor Ford.

Also in attendance were City Treasurer Steven Burrs, City Administrator Carl Estelle, Attorney John Murphey and the Administrative Team.

Unexcused and absent – Alderwoman Lisa Evans

3. INVOCATION – CLERGY OR DESIGNEE

Invocation was presented by Pastor Anthony Tiller of Jeremiah Temple Church of Country Club Hills.

4. JOURNAL PROCEEDINGS

- **APPROVAL OF MEETING MINUTES REGULAR CITY COUNCIL 6.12.23**

Alderman Lockett moved for City Council approval of Regular Meeting Minutes for 06.12.2023. Second, Alderman Davis. Discussion-None

ROLL

CALL VOTE: Ayes: 4 Alderman Lockett, Davis, Spivey, and Edwards
Nays: 0
Abstains: 0

Absent: 1 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 information on the Fireworks Ordinance that was passed in 2022. He shared that signage has been posted throughout the city with an up to \$2,000 fee attached. He asked that everyone be safe during this holiday.

- **Redevelopment Agreement**
Alderman Lockett moved for City Council approval of the Redevelopment Agreement. Second, Alderman Edwards. Discussion- Mayor shared there is a redevelopment agreement on the agenda that had previously been introduced to the council. Alderman Edwards asked if this agreement was to rehab one house and Mayor Ford responded it is the house that was previously discussed, which has been broken into, and we need to make the improvements. Alderman Edwards shared he is in agreement for this one house and he would like to open up the opportunities to redevelop other houses with other developers. Mayor shared we can discuss the opportunities for further redevelopments. Alderman Edwards shared he is open to this because there are 69 properties in his ward that are in need of redeveloping.

ROLL

CALL VOTE: Ayes: 3 Alderman Lockett, Spivey, and Edwards
Nays: 1 Alderman Davis
Abstains: 0

Absent: 1 Alderwoman Evans

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

- **APPROVAL – ABANDONMENT ORDINANCE #O-12-23**

6. **CITY TREASURER’S REPORT – STEVEN R BURRIS, CITY TREASURER**

City Treasurer Steven Burris shared he has no formal report at this time as he is awaiting the clearance of his background check to give him access to city funding information.

7. **COMMITTEE REPORTS:**

- **FINANCE, INSURANCE & RISK MANAGEMENT – ALD LOCKETT, CHAIRMAN**
 - **Approval – Accounts Payable Vouchers as of 6/26/23**

Alderman Lockett moved for City Council approval of vouchers in the amount of \$635,915.48 for 04.24.2023 as funds are available. Second, Alderman Davis. Discussion – None

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

Nays: 0

Abstains: 0

Absent: 1 Alderwoman Evans

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

- **Approval – “Ordinance Number 0-13-23. An Ordinance Authorizing the Issuance of Tax Increment Allocation Revenue Notes (I-57/183rd St tax Increment Financing District), Tax Exempt Series 2023A and Taxable Series 2023B and Related Documents.**
- Alderman Lockett moved for City Council approval of “Ordinance Number 0-13-23. An Ordinance Authorizing the Issuance of Tax Increment Allocation Revenue Notes (I-57/183rd St tax Increment Financing District), Tax Exempt Series 2023A and Taxable Series 2023B and Related Documents. Second, Alderman Davis. Discussion – Attorney Murphey shared this is related to the second warehouse built as the CUBES on 183rd St. He shared the city has a redevelopment agreement with CUBES under which the city will reimburse them for TIF eligible expenses and the city also allows the developer to sell the TIF notes. The city is promising to pay CRG solely from their own property taxes and the negotiated impact fees to be paid to the city. The developer will sell this note to an investor and the investor will receive the income from the TIF note with interest. Attorney Murphey then referred to A-2 in the Ordinance as follows:

- (c) Pledge of Taxable Note B Debt Service Account. The City hereby assigns, pledges, and dedicates the Taxable Note B Debt Service Account, together with all amounts on deposit in the Taxable Note B Debt Service Account to the payment of the Taxable Note B, subject to the provisions and limitations of the Redevelopment Agreement. Upon deposit, the moneys on deposit in the Taxable Note B Debt Service Account may be invested as hereinafter provided and as provided in the Servicing Agreement. Interest and income on any such investment shall be retained in the Taxable Note B Debt Service Account of the Special Tax Allocation Fund to be applied to the next payment of debt service due on the Taxable Note B. All moneys on deposit in the Taxable Note B Debt Service Account shall be used to pay interest and to prepay principal on the Taxable Note B, on each February 1, at maturity or upon payment or redemption prior to maturity, in accordance with its terms, which payments from the Taxable Note B Debt Service Account are hereby authorized and appropriated by the City. Upon payment of 100% of the principal amount due under the Taxable Note B and accrued interest in accordance with its terms, the amount on deposit in the Taxable Note B Debt Service Account shall be transferred and deposited in the Special Tax Allocation Fund and the Taxable Note B Debt Service Account shall be closed.

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

Nays: 0

Abstains: 0

Absent: 1 Alderwoman Evans

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

- LAW, ORDINANCE, GOVERNMENT OPERATIONS & CONTRACTS – ALDERWOMAN EVANS, CHAIRMAN
No Reponse

- PUBLIC WORKS AND UTILITIES – ALDERMAN DAVIS, CHAIRMAN
 - Alderman Davis shared his committee has requested the current landscaping contracts for review and checks and balances of the service provided by the landscaper. Mayor requested that Jerry Townsend acquire the contract copies and place them in Alderman Davis’s mailbox for review.

- ECONOMIC DEVELOPMENT & PLANNING, ZONING & DEVELOPMENT – ALDERMAN SPIVEY, CHAIRMAN

Alderman Spivey shared on June 17th EDC had a very successful Shred Day held in the **Theater** parking lot which was attended by Senator Michael Hastings.

- EDUCATION, PARKS AND RECS – ALDERMAN EDWARDS, CHAIRMAN

Alderman Edwards shared his appreciation for city staff, Police Chief Galvin and Fire Chief Hullinger and their staff for their hard work during theater season and beyond. He complimented all of them on how they performed their responsibilities.

Alderman Lockett reminded everyone there is a Fireworks Ordinance that will be enforced.

8. MOTION TO OPEN THE FLOOR TO THE PUBLIC

Alderman Edwards moved for City Council approval to open the floor to the public. Second by Alderman Lockett. Discussions – None

ROLL CALL VOTE: Ayes: 4 Alderman Lockett, Davis, Spivey and Edwards
 Nays: 0
 Abstains: 0

 Absent: 1 Alderwoman Evans

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

9. PUBLIC PORTION OF MEETING

Leroy Barnes, resident, shared inquired as to the bidding process moving forward. Mayor Ford responded the council will have a discussion on this process at the next administrative meeting. Mayor shared this is the first redevelopment property project and we have others that are in need to be discussed at a later date. Mr. Barnes inquired if there will be any type of tax relief for residents in the future? Attorney Murphey responded yes. He shared these warehouses produce

a lot of tax revenue and the city negotiated an agreement with them to pay the city in an amount of 25% of the tax revenue. He then shared the building is so new until it may be two years before the property is taxed. So after that we will begin to see monies that will benefit the residents. Mr. Barnes inquired about the landscaping contracts, whether it is for all wards or one specific ward. Alderman Davis responded it is for all wards.

10. MOTION TO CLOSE FLOOR TO THE PUBLIC

Alderman Edwards moved for City Council approval to open the floor to the public. Second by Alderman Davis, Discussions – None

ROLL CALL VOTE: Ayes: 4 Alderman Lockett, Davis, Spivey and Edwards
 Nays: 0
 Abstains: 0

 Absent: 1 Alderwoman Evans

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

Mayor Ford reiterated the tax monies will not be available for two years.

11. ALDERMANIC REPORTS

Alderman Davis shared he was talking about the right of ways and no residential properties. He also shared the redevelopment project was never opened up to our residents who are contractors who would have had an opportunity to bid. He also shared Cornerstone Christian Fellowship, 4101 Flossmoor will hold their vegetable giveaway June 29th and July 31st both are at 10am.

Alderman Lockett shared an aloha as he just returned from Hawaii. He then asked everyone to please keep your family and friends safe from fireworks. He complimented everyone on planting flowers and over all home maintenance.

Alderman Spivey shared his last 4th ward meeting was well attended and he thanked the Police and Fire Chiefs and their staff for their assistance. He again shared that the Shred Day was a great success.

Alderman Edwards shared he will be looking for areas in need of speed bumps and street repairs. He then wished everyone a safe and happy 4th of July holiday.

Mayor Ford shared the 4th of July concert and fireworks will be held Tuesday July 4th at the theater. He then shared the last two shows were a sell out and he was appreciative of the staff for their hard work.

12. ADJOURNMENT

Alderman Edwards moved for adjournment. Second by Alderman Lockett. Discussion – None

ROLL CALL VOTE: Ayes: 4 Alderman Lockett, Spivey and Edwards
 Nays: 0
 Abstains: 0

 Absent: 1 Alderwoman Evans

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

The meeting adjourned at 7:39pm

Respectfully submitted by,

Handwritten signatures of Patricia D. Hutson and Danielle K. Moss. The signature of Patricia D. Hutson is written over the signature of Danielle K. Moss.

Danielle K. Moss, Recording Secretary
Patricia D. Hutson, City Clerk, RMC, CMC