

**CITY OF COUNTRY CLUB HILLS
REGULAR MEETING
OF THE CITY COUNCIL
January 25, 2016**

1. A regular meeting of the City Council, City of Country Club Hills, County of Cook, State of Illinois, was held in the City Hall, 4200 W. 183rd Street at 7:00 p.m. The meeting was called to order by the Honorable James W. Ford, Mayor.

a. The Pledge of Allegiance was given by all those in attendance.

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

Aldermen Lockett, Davis, Glispie, Evans and Spivey.

Also present were: City Clerk, Deborah McIlvain; City Treasurer, Argie Johnson-Martin; City Attorney, John Murphey. Attorney Jessie Outlaw served as parliamentarian.

2a. The invocation was given by Alderman Davis.

3. **Journal of Proceedings**

A. Approval of Minutes

1. **Administrative Meeting - December 7, 2015**
2. **Regular City Council Meeting - December 14, 2015**
3. **Regular City Council Meeting - January 11, 2016**

Alderman Lockett moved for Council approval of the minutes of the Administrative Meeting of December 7, 2015, the minutes of the Regular City Council Meeting of December 14, 2015 and the minutes of the Regular City Council Meeting of January 11, 2016. Second - Alderman Glispie. Discussion - none. Motion to approve the minutes of the Administrative Meeting of December 7, 2015, the minutes of the Regular City Council meeting of December 14, 2015 and the minutes of the Regular City Council meeting of January 11, 2016 Carried Via Voice Vote.

4. **Communications and Reports by the Mayor:**

Mayor Ford announced that the front desk of City Hall will be closed on February 8, 2016 for the installation of computer and software upgrades. He announced that he and the City Council had no control over the closing of the AMC theater and that the land owner was negotiating with possible buyers/tenants. He announced that the City and Park Board had held a

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joint meeting earlier in the month to discuss the intergovernmental agreement and that additional discussions will be scheduled.

A. Approval - An Ordinance Terminating the “Amended Intergovernmental Agreement” with the Country Club Hills Park District

Alderman Lockett moved for Council approval of Ordinance No. O-01-16, an Ordinance Terminating the “Amended Intergovernmental Agreement” with the Country Club Hills Park District. Second - Alderman Evans. Discussion - it was explained that this would serve notice in a timely fashion as prescribed in the agreement and allow for discussions to continue.

ROLL CALL VOTE 5 Ayes: Aldermen Lockett, Davis, Glispie, Evans and Spivey.

0 Nays

0 Absent:

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

5. City Collector’s Report

City Collector, Deborah McIlvain, gave the Collector’s Report for the month ending December 31, 2016 noting revenues received in various funds.

6. City Clerk’s Report

No Report.

6. Committee Reports

**I. Finance: Alderman Davis, Chairman
(Committee Meeting February 4, 2016 5:00 pm)**

A. Approval of Vouchers -January 25, 2016

Alderman Davis moved for Council approval of vouchers in the amount of \$679,803.89. Second - Alderman Lockett Discussion - It was explained that this included the A/P

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Disbursement Contracts, Expenses, Refunds, Payroll.

ROLL CALL VOTE 5 Ayes: Aldermen Lockett, Davis, Glispie, Evans and Spivey.

0 Nays

0 Absent:

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

B. Approval - Resolution Determining the Appropriateness for Class 8 Status Pursuant to the Cook County Real Estate Classification Ordinance as Amended February 15, 2006 for Certain Real Estate Located at 4201 West 167th Street, Country Club Hills, Illinois

Alderman Davis asked that the COO of Tucker Development address the Council. He explained that Tucker Development was the original developer of the Plaza and that a ground lease had been in effect since 1999 for 15 years with an option to renew July 1, He explained that Tucker Development had received very short notice that the AMC would not be renewing their lease and that January 11, 2016 was the official closing. He stated that Tucker hoped the theater would be left in good condition. He explained that a prospective buyer was under contract, was a credible purchaser and was seeking Class 8 status from Cook County. It was clarified that the new occupant would be similar to the AMC, that purchase of the property was required and the renovation in the range of 4 - 6 million dollars was expected. He explained that the purchaser was a major entity with substantial financial wherewithal. Mayor Ford stated that the City inspectors are monitoring the closing of the facility and Alderman Davis explained that Class 8 support would not affect the City financially and would allow real estate property tax relief from from Cook County.

Alderman Davis moved for Council approval of Resolution No. O-01-16, a Resolution Determining the Appropriateness for Class 8 Status Pursuant to the Cook County Real Estate Classification Ordinance as Amended February 15, 2006 for Certain Real Estate Located at 4201 West 167th Street, Country Club Hills, Illinois. Second - Alderman Lockett. Discussion - none.

ROLL CALL VOTE 5 Ayes: Aldermen Lockett, Davis, Glispie, Evans and Spivey.

0 Nays

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0 Absent:

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

C. Approval - City of Country Club Hills Budget Report for 7 months Ending November 30, 2015

Alderman Davis moved for Council approval of the City of Country Club Hills Budget Report for the 7 Months Ending November 30, 2015. Discussion - It was explained that this provides an overview and will be posted on the City's website.

ROLL CALL VOTE 5 Ayes: Aldermen Lockett, Davis, Glispie, Evans and Spivey.

0 Nays

0 Absent:

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

II. Law, Ordinance, Government Operations & Contract Compliance (TBA) Alderman Evans, Chairman

Alderman Evans stated that a committee meeting is scheduled for February 4 at 6 pm.

**III. Public Works and Utilities Alderman Glispie, Chairman
(Committee Meeting TBA)**

Alderman Glispie stated that a committee meeting is scheduled for February 1, 2016 at 5 pm

IV. Economic Development, Planning, Zoning & Economic Development (TBA)

Alderman Spivey stated that a committee meeting is scheduled for February 11, 2016 at 7 pm.

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**V. Insurance, Risk Management & Personnel Alderman Lockett, Chairman
(Committee Meeting TBA)**

No Report

VI. Special Committee Theater of the Whole

No Report

Alderman Lockett moved to open the floor to the public. Second - Alderman Davis.
Motion Carried Via Voice Vote.

The following individuals addressed the Council:

- Leora Bell, Country Club Hills, offered condolences to Mayor Ford and addressed the Council questioning the application of Roberts Rules of Order and possibly limitation of public comment to agenda items. She stated that the Open Meetings Act requires adoption and implementation of rules governing the public portion of the meeting, that rules are voted by “yes men” and that the rights of the people need to be considered.
- Izella Rogers, Country Club Hills, stated that a parliamentarian could be provided at no cost to the City, that the rules need to be defined in writing, that copies of R-07-04 should be made available at each meeting and that a public speaker cannot be prohibited as long as they are not disruptive.
- Tom Melton, Country Club Hills, stated that too many rules could suggest censorship and that if limited to agenda items, they could be addressed a few weeks after actually appearing on the agenda.
- Dwyer Williams, Country Club Hills, asked that the public voice not be suppressed and that an independent time keeper be procured. He also stated that he has experienced difficulty when calling City Hall and reaching anyone and often does not receive a return phone call .
- Eric Minor, Country Club Hills stated the he is a member of the ZBA and wondered if and when the Octapharma Plasma Company will be making a presentation to the City Council. He commended Alderman Lockett and building commissioner Archie Tolar for the prompt response to his concerns regarding a vacant home.
- Harry Evans, Country Club Hills, stated that he is a Park District Commissioner and inquired as to the dates the City would like to discuss the intergovernmental agreement. He also stated that snow removal has not been done in a timely fashion, brick signage at the entrance to Marycrest and near City Hall has still not been repaired, and Christmas decorations have not yet been taken down.
- Clifton Graham, Country Club Hills, thanked the Tucker Group for their theater information and inquired as to the possible number of additional construction jobs. He also inquired as to the standards that are to be in the intergovernmental agreement with the Park District.

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- Attorney Outlaw explained that Roberts Rules of Order are utilized as general procedures and that the public 's right to speak should be under rules established and recorded by the public body.
- F. Procival, Country Club Hills, offered condolences to the Mayor and asked how items get placed on the agenda and commented on the lack of an informative newsletter. Mayor Ford stated that issues should be brought to the Aldermen. She stated that there are large potholes on her street and that the streets were not cleared of snow as often as they used to be.
- Hosea Gray, Country Club Hills, stated that he had attempted to have an item placed on the agenda and was denied in committee, stated that he was happy to see the action regarding the agreement with the Park District, explained that he was not treated very well as phones were not answered when he had questions regarding the installation of a new water meter and asked as to whether permits had yet been pulled for the Outlet Mall. He requested clarification as to what the consequences would be if a homeowner did not want a new water meter and inquired as to how the Class 8 certification would affect the City's tax dollars.
- Myra Stennis, Country Club Hills, offered condolences to the Mayor. She commented on the City's appearance at the plazas located at 183rd and Cicero and at 175th and Pulaski commenting that many of the storefronts do not look as they should, especially the facades.
- Florence Taylor, Country Club Hills, offered condolences to the Mayor and stated that she has reported streets in need of repair to her alderman. She asked how residents are to find out about events as there is no newsletter. She inquired as to the status of the grocery store and stated that she had heard rumors that the Walmart on 167th and Pulaski was leaving.

Alderman Lockett moved that the floor be closed to the public. Second - Alderman Evans. Motion Carried Via Voice Vote.

9. Aldermen's Reports

- Alderman Davis announced that Cornerstone Church would be hosting a food drive on Friday at 10 am. He stated that no vote has yet been taken regarding the Octapharma Plasma request for a variance and that a presentation had been made at the EDC Committee meeting. He stated that the newsletter was not always as informative as it could have been and explained that Class 8 was for properties that were willing to make a substantial investment. He concluded by stating that all were working to ensure accountability.
- Alderman Lockett thanked everyone for their attendance, stated that the Public Works Department works very hard and explained that the snow removal process differed each time because of the weather.
- Alderman Glispie explained that the new water meters would provide more accurate readings.

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- Alderman Evans stated that a calendar of events/newsletter would be helpful for the residents, was happy that the agreement with the Park District was not automatically rolling over for 20 years, and explained that Octapharma Plasma was not the business that will be occupying the vacant theater facility. She stated that she supports the Class 8 Resolution and that an occupant for the building formerly used by AMC would help with Walmart.
- Alderman Spivey thanked everyone for their attendance, announced that Octapharma Plasma will be at the Administrative Meeting on February 1, 2016 and stated that he supports the Class 8 Resolution. He announced that a Ward 4 meeting will be held on February 4, 2016 at 7 pm.
- Treasurer Johnson-Martin stated that the 2014 audit should now be available.

Mayor Ford stated that the Council is not trying to repress the resident's expression of opinion. He explained that surveys are available at the front counter for residents to fill out and that he would have staff check on the voice mail and telephone issues. To Mr. Evans the Mayor stated that the City is open to whatever dates and times are suggested by the Park District.

Mayor Ford stated that a blood plasma collection center is already located on 183rd Street in Hazel Crest and that Octopharma Plasma would pay no tax revenues or provide any financial benefits to the City. He continued that the former Mayor has been pushing the project forward and has contacted members of the City Council to procure their support and eventual vote.

He concluded by stating that the potholes in the streets throughout the City are being addressed.

A Motion to adjourn was made by Alderman Lockett. Second - Alderman Evans. Motion Carried Via Voice Vote and hereby made a part of the original journal of proceedings this date.

Meeting adjourned at 8:17

Respectfully submitted
Deborah M. McIlvain, City Clerk