

The Council of the City of Waukegan met in regular session on Tuesday February 21, 2017, at 7:12 PM.

City Council Chambers, City Hall. 100 N. Martin Luther King Jr. Ave, Waukegan. Mayor Wayne Motley; City Clerk, Maria LaCour; Treasurer, John Schwab; and Corporation Counsel, Steve Martin were present.

1. Opening Items

Procedural: A. Roll Call

Present: Alderman May, Valko, Taylor, Cunningham, Seger, Villalobos, and Newsome
Absent: Alderman Moasio and TenPas

Procedural: B. Invocation/Pledge of Allegiance

Information: C. Mayor's Comments

Some residents notice noise coming from NRG plant in the recent days. It was a vacuum truck was collecting coal debris. The truck is no longer active so the noise stopped.

The IL Housing Development Authority awarded a grant of \$250,000 to the City of Waukegan. This is part 2 of the abandonment residential property relief program. He thanked the work of Julie Hughes, Dave Marion and Noelle Kischer-Lepper, along with the assistance of the Public Works Department and Finance Department. This year they will be able to knock down more houses.

He also announced he is Wayne Motley and he is allowed on the ballot. This was ruled by a judge two weeks ago.

2. Minutes

Action: A. Motion by Ald. May, seconded by Ald. Cunningham to approve the regular meeting minutes of February 6, 2017

Motion Approved

3. Resolutions/Proclamations/Presentations/Appointments

Information: A. Waukegan Main Street

Reminder that the 11th annual Waukegan Main Street's Mardi Gras Fundraiser is this Saturday Feb 25, 2017 from 6:00 pm to 10:00 pm at Glen Flora Country Club. For more information visit www.waukeganmainstreet.org or visit their office located at 214 W. Washington, 2nd floor, downtown Waukegan. Tickets are \$65 for members and \$75 for non-members.

4. Old Business

5. Reports and Communication

6. New Business

Action: A. Motion by Ald. Valko, second by Ald. Cunningham to approve Payroll dated February 17, 2017 in the amount of \$1,466,407.78 and PBLC Holiday Buy Back dated February 17, 2017 in the amount of \$2,171.62.

Ald. Taylor asked about the status of the City's agreement with the 3 Brothers Theater. Steve Martin, Corporation Counsel, stated they are still negotiating some costs.

Aye: Ald. Cunningham, Seger, Villalobos, Newsome, May, Valko, Taylor
Nay: None
Absent: Ald. Moisiso and TenPas
Motion Approved

Action: B. Motion by Ald. Valko, second by Ald. Cunningham to approve Bills dated February 20, 2017 in the amount of \$1,487,246.80

Aye: Ald. Cunningham, Seger, Villalobos, Newsome, May, Valko, Taylor
Nay: None
Absent: Alderman Moisiso and TenPas
Motion Approved

Action: C. Motion by Ald. Villalobos, second by Ald. Newsome to approve the Raffle Sale application for American Cancer Society.

Motion Approved

Action: D. Motion by Ald. Villalobos, second by Ald. May to approve the use of Urban Edge for the 3rd annual Mentorship Appreciation Brunch, on Saturday, February 25 from 10:00 am-2:00 pm. This event is sponsored by The Catholic Charities Youth Mentorship Program. In addition, the sponsor has applied under the Directive for non-city use of city-owned buildings and venues, and has paid all costs required by that directive.

Aye: Ald. Cunningham, Seger, Villalobos, Newsome, May, Valko, Taylor
Nay: None
Absent: Alderman Moisiso and TenPas
Motion Approved

Action: E. Motion by Ald. May, second by Ald. Villalobos to approve the use of the Stiner Pavilion and Municipal Beach by Apostolic Assembly, on Sunday, July 23rd from 10:00 am - 4:00 pm. In addition, the sponsor has applied under the Directive for non-city use of city-owned buildings and venues, and has paid all costs required by that directive.

Aye: Ald. Cunningham, Seger, Villalobos, Newsome, May, Valko, Taylor
Nay: None
Absent: Alderman Moisiso and TenPas

Motion Approved

Action: F. Motion by Ald. Valko, second by Ald. May authorizing the proper City Officials to enter into a ten-year capital lease agreement with NorStates Bank for a maximum principal amount of \$422,000 for the financing of new ambulances. The lease will have an annual stated interest rate not to exceed 3%, a monthly repayment schedule, closing fees not to exceed \$1,000, and no pre-payment penalty. On June 6, 2016, City Council approved the purchase of the ambulances. The payments will be funded from line item 100 302024076 and 100 302024403.

Ald. Taylor noted that this motion and the next 3 motions were held over in committee. She questioned why are they were in New Business this week? Steve, Corporation Counsel, stated they were not discussed in the last meeting due to timing but the motions were brought back within the agenda and still presented to the entire council. It's a matter of timing and the finance chairman approved. Ald. Villalobos questioned if the lease would start this fiscal year or the next. This fiscal year because it is approved in the present fiscal year. Ald. Taylor and May reiterated that these motions are usually discussed in financial committee. Corporation Counsel and finance chairman explained this was a mutual agreement to present to the entire council.

Ald. May questioned why the City selected a lease agreement that offered a higher interest rate compared to other bidders. She questioned of they were they selected because they were local. John Schwab, City Treasurer, explained he has no personal ties with the bank. He explained this is a long term agreement, a total of 10 yrs. He stated that 8 yrs. ago there was a bad financial crisis for the City. He does not know what the future holds, so he needed to be able to build a relationship with the bank. He wanted to make sure the loan was not sold to a third party. Other banks also could not guarantee the interest rate offered while they waited for council approval. Ald. Valko clarified that NorStates will not sell the loan note, other banks would.

Ald. Cunningham questioned if 3% was a high interest rate for the lease of an ambulance? John Schwab answered no, there were 5 bids received. Some companies offered less than 10 years and the rates varied. NorStates bank guaranteed the interest rate until the council approved. Ald. Cunningham stated in his opinion that 3% was too high on a lease. He went on to thank the treasurer for thinking of including a local Waukegan Bank, but they had the right to question the lease term.

Aye: Ald. Cunningham, Seger, Villalobos, Newsome, May, Valko, Taylor

Nay: None

Absent: Alderman Moisio and TenPas

Motion Approved

Action: G. Motion by Ald. Newsome, second by Ald. May authorizing the disbursement of \$103,393 to the YCRG Trust c/o Ordway Law Firm for the City's 34.537% share of the January 27, 2016 cash call relative to the Yeoman Creek Superfund Site remedial action plan.

Ald. Newsome questioned if this trust was usually handled by a law firm. Corporation Counsel explained this has been handled in this manner for the past years.

Aye: Ald. Cunningham, Seger, Villalobos, Newsome, May, Valko, Taylor
Nay: None
Absent: Alderman Moisio and TenPas
Motion Approved

Action: H. Motion by Ald. Taylor, second by Ald. May authorizing the Information Technology Director's purchase of a Ford Transit Full Sized Van for \$26,742.00 from Currie Motors Frankfort Inc. The purchase is made via the Suburban Purchasing Cooperative Contract #150 2017, a joint purchasing program sponsored by the Northwest Municipal Conference. This purchase will be paid from line item 100 103726493.

Ald. Villalobos questioned what is the van was for? Mayor Motley stated it was to carry Equipment between City owned properties.

Aye: Ald. Cunningham, Seger, Villalobos, Newsome, May, Valko, Taylor
Nay: None
Absent: Alderman Moisio and TenPas
Motion Approved

Action: I. Motion by Ald. Taylor, second by Ald. Cunningham to approve the City's Share of the Fountain Square Common Area Maintenance (CAM) Agreement budget for 2017 in an amount not to exceed \$95,003 to be paid in equal quarterly installments. Funds are funded from line item 100 806824438.

Ald. Cunningham asked for an explanation of the agreement, some aldermen do not understand what this covers. Noelle Kischer-Lepper, Director of Policy & Projects, stated this agreement has been in place since 2005 under Mayor Hyde. This can be compared to a homeowner's association fee to pay for the common areas. This amount pays for the City's share of expenses that were detailed in a packet for the aldermen. The budget for the year includes a credit from 2016. Ald. Cunningham questioned if there is a way to go back to renegotiate this agreement. They are putting leases for the property they own, not for the properties owned by the City. Noelle stated that the expenses are explained on the packet and include erosion, electricity and water not just grass cutting. Each property owner is responsible based on their property size. Owners are also listed in the report. Ald. Cunningham reiterated that the City put in a lot of effort on Fountain Square. This topic is frustrating. Noelle explained she was not part of the previous administration.

Ald. May expressed she has equal concern for this topic but from a different angle. It is understood that as a larger owner, the city must pay the most. However the city is sitting on vacant land. There have been no development plans and that is her concern.

Aye: Ald. Seger, Villalobos, Newsome, May, Valko, Taylor
Nay: Ald. Cunningham
Absent: Alderman Moisio and TenPas
Motion Approved

Action: J. Motion by Ald. May, second by Ald. Seger authorizing the City Clerk to enter into a two-year end user agreement with Emerald Data Solutions, Inc. relative to a two-year subscription for BoardDocs Plus for Pro Document Management for an amount not to exceed \$20,000 per annum.

Aye: Ald. Cunningham, Seger, Villalobos, Newsome, May, Valko, Taylor
Nay: None
Absent: Alderman Moisia and TenPas
Motion Approved

Action: K. Motion by Ald. Valko, second by Ald. Newsome approving a Resolution reallocating 2017 volume cap to the Village of Buffalo Grove, Illinois to allow for the City of Waukegan's participation in the Private Activity Bond Clearinghouse Pool facilitated by the Lake County Partnership for Economic Development, Inc.

Ald. Villalobos needed an explanation. Ald. Valko read a letter from the e-mail packet to the Aldermen. This is something the City does every year. That money goes to a clearing house. Lake County Partners gets that money and distributes as needed.

Aye: Ald. Cunningham, Seger, Villalobos, Newsome, May, Valko, Taylor
Nay: None
Absent: Alderman Moisia and TenPas
Motion Approved

Action: L. Motion by Ald. Taylor, second by Ald. Newsome to authorize the proper City Officials authority to execute a Vacation of Declaration of Easement relative to Lot 11, Fountain Square Annex Subdivision. Said Easement was recorded by the developer on July 30, 1973. There is no further necessity for said Easement and it is currently impeding development relative to said Lot 11.

Aye: Ald. Seger, Villalobos, Newsome, May, Valko, Taylor
Nay: Ald. Cunningham
Absent: Alderman Moisia and TenPas
Motion Approved

Action: M. Motion by Ald. May, second by Ald. Cunningham to accept and place on file the Treasurer's monthly reports for the month of January 2017

Motion Approved

Mayor's Comment's

Amazon is coming to the Bridge Development area. The City has received \$300,000 in building fees. Therefore, the deficit went down to \$275,000 instead of \$600,000. The Aldi permits are also due soon so the deficit may not exist.

7. Ordinances/Resolutions

Action: A. ORDINANCE: Motion by Ald. Newsome, second by Ald. Seger to adopt an ordinance reflecting handicapped parking only on the north side of 1115 Berwick Blvd. If approved, the changes will be covered by Section 21-122. Limited Parking.

Aye: Ald. Cunningham, Seger, Villalobos, Newsome, May, Valko, Taylor

Nay: None

Absent: Alderman Moisia and TenPas

Motion Approved

Action: B. ORDINANCE: Motion by Ald. Cunningham, second by Ald. Villalobos to adopt as presented an ordinance for placement of a stop sign at George Avenue and Sunderlin Street. This intersection is already a two-way stop intersection for eastbound and westbound traffic. Stop signs will need to be installed for northbound and southbound traffic.

Aye: Ald. Cunningham, Seger, Villalobos, Newsome, May, Valko, Taylor

Nay: None

Absent: Alderman Moisia and TenPas

Motion Approved

Action: C. ORDINANCE: Motion by Ald. Taylor, second by Ald. Seger to adopt an ordinance reflecting parking restrictions on Amhurst Parkway as presented. The change will be covered in Section 21-120 parking prohibited at all times on specific streets.

Aye: Ald. Cunningham, Seger, Villalobos, Newsome, May, Valko, Taylor

Nay: None

Absent: Alderman Moisia and TenPas

Motion Approved

8. Closing Items

Information: A. Audience Time

Jan Gibson, Genesee theater manager:

She expressed concern about problems on Genesee Street. Businesses such as Wauk-n-Whiskey and McDonalds had recent and common incidents. Waukegan is a beautiful city but should be safer. She is concerned for her staff leaving at night. These are precarious times as summer approaches. She wonders if other businesses have lost clients or staff due to fear for their safety. Last year they formed a business round table; in the meeting last month they were announced they would have a new neighborhood police officer. They can't wait to meet him, summer is approaching.

Margaret Carrasco:

She publicly thanked Ald. May and Cunningham for attending last Thursday's town hall event. Attendees were able to hear their ideas and plans for the future of Waukegan. She was told of another meeting, 3 weeks ago at People's Choice, in which Ald. Cunningham accepted to attend but Mayor Motley declined. So that event was canceled. She spoke with

the organizers and they were willing to reschedule. Primaries are a week from today. This is their last chance to speak to the residents. The organizers were willing to come to City Hall at any time this weekend. She stated the public deserved 2 hrs. of their time. She asked Ald. Cunningham to attend. He accepted. She asked Mayor Motley to attend. The Mayor stated he was busy with prior commitments.

Charles Pitts:

He expressed his continued concern about the economics and other topics. He has been gone for 10-15 yrs. and the things he has seen around the city concern him. In his opinion businesses are torn down. At the last council meeting he listed many statistics. When will the community see an open communication, he is looking for conversation. The City is going to have major problems because this area has a major police shooting every few months. They do not know where the next shooting will be; perhaps Gurnee, Waukegan or Park City. If he were to decide to move here, he questioned if he will live in poverty. How will the city help him avoid poverty? He sees other things happening in other parts of the country that many state won't happen here.

Ralph Peterson:

He was asked to speak on this issue by various pastors. He stated Margaret Carrasco disrespected many African American churches last weekend. As an activist they have the right to speak up their choices, this usually helps resolve many issues. Generally, he has no problem being called an activist. However today he is ashamed because a woman that calls herself an activist is a fraud. She has preyed on the weakest numbers of the community; immigrants, and her own people. He names various examples including: Mario de la Rosa, where she posed as an immigration attorney. To Angel Ramos she made 47 illegal withdrawals from his bank account. There was a recent fake fundraiser for Alfonso Gutierrez, who recently buried his daughter. All time low moves on her behalf. He spoke on behalf of various pastors that complained about her passing posters with slander against Jorge Torres and the Mayor.

Information: B. Aldermen's Time

Ald. May.

She noted they voted on the proposal for board docs in this meeting. She gave thanks and expressed great gratitude to City Clerk Maria LaCour. Maria did the research and brought this software to the City Officials. The public will be able to click on agenda items and get supporting documents just like the aldermen receive information. She applauds the City Clerk. This is a great step for transparency. The previous method to share information was actually a variety of methods from different department heads. Now it will be consistent across the board. The public will be able to see the votes. This was money well spent.

In regards to the \$250,000 grant for the Building Dept., she thanked Julie Hughes and Dave Marion. Now more homes can be demolished. However, they need a step back before they knock down houses. The lots were not left in the best condition. She drives around and thinks they did half the job. She suggested that the City should knock down 2 less houses and clear the lots better.

She also questions the status of Wauk-n-whiskey as she hears that they are open again. She questions the procedure for liquor licenses. Maybe there should be town hall meetings to

have a public discussion about liquor licenses because it doesn't seem to be a uniform decision in most cases. There was a similar case on Washington St. This is now a recurrent problem on Genesee St. She hopes the administration is transparent with the public.

She stated that reports show that permit fees are high. The budget-to-actual shows improvements because revenues are up and they are plugging holes from other budgets. However, Public Works is at 98% of their budget yet there are still three months left. Wouldn't it be great if the offset wasn't there, she questioned.

Ald. Valko

One of the best rights as citizens is the right to vote. Next Tuesday, no matter your affiliation, go vote. It is common to think that if you don't vote you have no one to blame but yourself. He also stated how hard it is to balance such a large budget and to only have a deficit of 300,000 is not that bad. He asked the public to compare results to other cities.

Ald. Taylor:

She stated it is time to go out and vote. She expressed it was upsetting that at the last council meeting she witnessed a great embarrassment when the comment "can you top that" was shared. That comment linked the city to stereotypes that the city endures every day. She left shaking and hurt. She never wants to see them turn on each other. They are a city and she hopes they turn around after this election as a community. She also addressed the liquor licenses. She believes the downtown area can thrive if they work together to clean up the city, be safe, increase the policing in the area and control shootings. She concluded by urging the community to take the opportunity to vote.

Ald. Cunningham.

He echoed the words of the other aldermen concerning voting. If you don't vote you can't complain. The City of Waukegan traditionally has a low voter turnout. Then residents wonder why state and federal leaders ignore the city. Vote your conscience. The key is to vote.

He went on to read a statement that expressed his frustration and concern that lead him to request a financial audit. He filed a copy of the statement with the City Clerk.

Seeger:

No comment

Ald. Villalobos:

He addressed Jan Gibson's question about the neighborhood policing. The officer assigned to the neighborhood is Officer Bridge. He was present at the McDonalds incident. He hopes to introduce him soon.

He shared that he attended some of the mayoral forums, not just as an alderman, but also as a voting resident. He likes to see what the residents ask and what they think as a community. There will be a major fundraiser event for A Safe Place. Tickets are \$100 and VIP tickets are \$150. He has personally committed to collect \$600 for them. He will take a tour of their facility soon to better understand their work. He also spoke about Glen Terrace, a local nursing and rehabilitation site.

He gave an update about the Library board. Vice President Jackie Giron stepped down. He asked the community to spread the word about the vacancy on the board. There will also be a film festival on the first weekend of March with a One Earth theme. He echoed the importance of voting, and shared that the last day for primary voting is Feb 28th.

Action: C. Adjournment Motion by Ald. Seger, second by David Villalobos to adjourn meeting. Time: 8:08 pm

Motion Approved