

Minutes of the Regular City Council Proceedings of the City of Chicago Heights, Cook County, Illinois held Wednesday, April 6, 2022 at 6:00 p.m. at 1601 Chicago Road, Chicago Heights, IL.

**CALL TO ORDER**

Mayor Gonzalez called the regular meeting of the Chicago Heights City Council to order at 6:05 p.m.

**ROLL CALL BY DEPUTY CLERK RACHEL VEGA**

Mayor:	David Gonzalez	Present
Council:	1 <sup>st</sup> Ward Renee Smith	Present
	2 <sup>nd</sup> Ward Sonia Perez	Present
	3 <sup>rd</sup> Ward Wanda Rodgers	Present
	4 <sup>th</sup> Ward Christopher Baikauskas	Present
	5 <sup>th</sup> Ward George Brassea	Present
	6 <sup>th</sup> Ward Vincent Zaranti	Present
	7 <sup>th</sup> Ward Kelli Merrick	Present

**PLEDGE OF ALLEGIANCE**

**COMMUNICATIONS**

Alderman Smith announced that she would host her next ward meeting on Saturday, April 9<sup>th</sup> at 11:00 a.m. at Barack Obama School.

Alderman Perez announced that she would host her next ward meeting on Monday, April 25<sup>th</sup> at 7:00 p.m. at Garfield School.

Alderman Rodgers had no ward meeting announcements.

Alderman Baikauskas announced that he would host a joint ward meeting with Park Commissioner Michele Baikauskas on Monday, April 25<sup>th</sup> at 6:00 p.m. at Roosevelt School. He announced the Earth Day clean-up event at Landeen Park on April 23<sup>rd</sup> from 9:00 - 10:00 a.m. and the 4<sup>th</sup> Ward Garage Sale event on June 4<sup>th</sup>.

Alderman Brassea announced that he would host his ward meeting on April 27<sup>th</sup> at 6:00 p.m. at 222 Vollmer Road, Suite LC.

Alderman Zaranti announced that he would host a joint ward meeting with Park Commissioner Curtis Straczek on April 28<sup>th</sup> at 7:00 p.m. at Commissioners Park.

Alderman Merrick announced that she would host her next quarterly ward meeting the following evening April 7<sup>th</sup> at 6:30 p.m. at the Chicago Heights Park District Recreation Center in the Social Room.

**PUBLIC PARTICIPATION**

Chuck Dieringer, a resident of the City, addressed the city council regarding the Kiwanis Club's 100<sup>th</sup> year anniversary, a large dumping site north of Ford Heights, and the noise level at Marcus Cinema Theatre.

**REPORT OF CHIEF OF STAFF – KAREN ZERANTE**

COS Zerante announced the following events:

Arbor Day on April 29<sup>th</sup>, Giving Tree event on April 29<sup>th</sup>, Pet Memorial event on April 30<sup>th</sup>, Community Clean-Up event on May 14<sup>th</sup>, Memorial Day Parade on May 30<sup>th</sup>, and the Chicago Heights Annual Fireworks display on July 1<sup>st</sup>.

**REPORT OF THE CORPORATION COUNSEL—T.J. SOMER**

Corporation Counsel Somer announced that Bloom Township Center would hold its annual Town Meeting on April 12<sup>th</sup> and that all were invited. He announced that the Bloom Township board was expected to adopt the Bloom Township Senior Citizen Gasoline Relief Program effective April 19<sup>th</sup>. \$50,000 would be appropriated under the program for allocation to qualifying Bloom Township seniors by way of one \$50 gift card per senior per month, as long as the appropriated funds lasted.

**1. MINUTES: MEETING OF MARCH 16, 2022.**

Alderman Smith moved, and Alderman Merrick seconded, a motion to approve the minutes.

Ayes: Smith, Perez, Rodgers, Baikauskas, Brassea, Zaranti, Merrick  
Nays: none  
Abstain: none  
Absent: none  
Motion to approve carried.

**2. BILLS: APPROVAL OF FIRST RUN OF MARCH 2022.**

Alderman Rodgers moved, and Alderman Perez seconded, a motion to approve the bills in the amount of \$ 1,203,799.43.

Ayes: Smith, Perez, Rodgers, Baikauskas, Brassea, Zaranti, Merrick  
Nays: none  
Abstain: none  
Absent: none  
Motion to approve carried.

**3. RESOLUTION #2022 - 29 : APPROVING CITY ACCEPTANCE OF THE CORONAVIRUS LOCAL FISCAL RECOVERY FUND ESTABLISHED UNDER THE AMERICAN RESCUE PLAN ACT (ARPA).**

Alderman Rodgers moved, and Alderman Perez seconded, a motion to approve the resolution.

**Ayes: Smith, Perez, Rodgers, Baikauskas, Brassea, Zaranti, Merrick**

**Nays: none**

**Abstain: none**

**Absent: none**

**Motion to approve carried.**

COS Zerante announced that the City was designated a "Metro City" and was allocated \$13,654,940 under the ARPA act. The City would identify needed expenditures that were eligible according to the Federal Treasury guidelines, and bring them before the council for approval.

**4. RESOLUTION #2022 - 30 : APPROVING A REDEVELOPMENT AGREEMENT TO INDUCE THE SALE OF THE CITY OWNED SURPLUS COMMERCIAL REAL ESTATE LOCATED AT 1010 WEST END AVENUE AND 175 EAST 12<sup>TH</sup> STREET (former Wells Mechanical building).**

Alderman Perez moved, and Alderman Baikauskas seconded, a motion to approve the resolution.

**Ayes: Smith, Perez, Rodgers, Baikauskas, Brassea, Zaranti, Merrick**

**Nays: none**

**Abstain: none**

**Absent: none**

**Motion to approve carried.**

Corporation Counsel reported that the City acquired the abandoned property, eliminated the delinquent properties, and marketed the property. The prospective purchaser would invest \$45,000 in the property, with plans to establish a printing and publication company there.

**5. RESOLUTION #2022 - 31 : APPROVING A LEASE AGREEMENT FOR THE CITY OWNED SURPLUS COMMERCIAL REAL ESTATE LOCATED AT 1107 HALSTED STREET TO CHICAGO BOXING, NFP. (former El Tunel).**

Alderman Baikauskas moved, and Alderman Rodgers seconded, a motion to approve the resolution.

**Ayes: Smith, Perez, Rodgers, Baikauskas, Brassea, Zaranti, Merrick**

**Nays: none**

**Abstain: none**

**Absent: none**

**Motion to approve carried.**

Corporation Counsel stated that the City displaced its non-profit tenant with the sale of the Ace Plaza. The City would lease the property for same \$1 per year lease agreement as before, and the tenant would be responsible for the rehabbing the property and bringing it up to Code. Patrick Lewandowski, of principal of the non-profit, addressed the council and thanked them for its support.

6. RESOLUTION #2022 - 32 : AUTHORIZING THE CITY OF CHICAGO HEIGHTS TO USE TAX INCREMENT FINANCING FUNDS TO PARTIALLY REIMBURSE THE GENERAL CORPORATE FUND FOR ELIGIBLE TAX INCREMENT FINANCING PAYMENTS MADE FROM THE GENERAL CORPORATE FUND FOR THE CITY OF CHICAGO HEIGHTS, COUNTY OF COOK, STATE OF ILLINOIS

Alderman Zaranti moved, and Alderman Perez seconded, a motion to approve the resolution.

Ayes: Smith, Perez, Rodgers, Baikauskas, Brassea, Zaranti, Merrick

Nays: none

Abstain: none

Absent: none

Motion to approve carried.

Mayor Gonzalez explained that the TIF Act allowed a TIF fund to reimburse the general fund for certain eligible expenses, such as police and fire calls to the TIF district. The City determined the amount owed to the TIF district for police and fire calls from 2014-2021 was \$3,176,221.74. Brief discussion.

7. RESOLUTION #2022 - 33 : APPROVING A BID AWARD FOR THE CITY'S SEWER CLEANING AND INSPECTION PROJECT FOR 16<sup>TH</sup> STREET FROM DIVISION STREET TO EAST END AVENUE.

Alderman Smith moved, and Alderman Merrick seconded, a motion to approve the resolution.

Ayes: Smith, Perez, Rodgers, Baikauskas, Brassea, Zaranti, Merrick

Nays: none

Abstain: none

Absent: none

Motion to approve carried.

COS Zerante reported that the sewer televising and cleaning project areas were the West 16<sup>th</sup> Street area and the Euclid/Hill area. Christopher Burke Engineering, consulting engineer, recommended award of the contract to bidder National Power Rodding Corp. in the bid amount of \$ 410,215. No discussion.

8. RESOLUTION #2022 - 34 : APPROVING A SUBRECIPIENT AGREEMENT FOR THE CITY'S 2021 CDBG STREET IMPROVEMENT PROJECT.

**Alderman Perez moved, and Alderman Rodgers seconded, a motion to approve the resolution.**

**Ayes: Smith, Perez, Rodgers, Baikauskas, Brassea, Zaranti, Merrick**

**Nays: none**

**Abstain: none**

**Absent: none**

**Motion to approve carried.**

**COS Zerante reported that the 2021 CDBG grant application resulted in an award to the City of \$239,639. The project under the agreement was for roadway improvements on West 16<sup>th</sup> Street to be done in 2022. Brief question.**

**9. RESOLUTION #2022 - 35 : OFFICIALLY DEDICATING APRIL 29, 2022 AS "ARBOR DAY" IN CHICAGO HEIGHTS, IL.**

**Alderman Rodgers moved, and Alderman Merrick seconded, a motion to approve the resolution.**

**Ayes: Smith, Perez, Rodgers, Baikauskas, Brassea, Zaranti, Merrick**

**Nays: none**

**Abstain: none**

**Absent: none**

**Motion to approve carried.**

**COS Zerante announced that in honor of "Arbor Day" trees would be planted at Serena Hills Play area and Meidell Park. The resolution was a necessary step in the process when a city applied for a "Tree City, USA" designation. No discussion.**

**10. RESOLUTION #2022 - 36 : APPROVING A PROPOSAL FOR SEWER TELEVISION FOR THE D'AMICO STREET AND SCOTT AVENUE ROAD REFURFACING PROJECTS.**

**Alderman Perez moved, and Alderman Baikauskas seconded, a motion to approve the resolution.**

**Ayes: Smith, Perez, Rodgers, Baikauskas, Brassea, Zaranti, Merrick**

**Nays: none**

**Abstain: none**

**Absent: none**

**Motion to approve carried.**

**COS Zerante stated it was the recommendation of the City Engineer to award the project to Sheridan Plumbing and Sewer for the bid amount of \$169,115.**

**11. OMNIBUS RESOLUTION #2022 - 37 ; APPROVING THE SALE OF CERTAIN CITY OWNED SURPLUS REAL ESTATE PURSUANT TO THE CITY'S APAP PROGRAM.**

Alderman Perez moved, and Alderman Rodgers seconded, a motion to approve the resolution.

Ayes: Smith, Perez, Rodgers, Baikauskas, Brassea, Zaranti, Merrick

Nays: none

Abstain: none

Absent: none

Motion to approve carried.

Corporation Somer noted that the four properties to be sold and redeveloped were all located in Ward 3. No discussion.

**MOTION TO ENTER EXECUTIVE SESSION TO DISCUSS PENDING LITIGATION, USE OR DISPOSITION OF CITY OWNED LAND OR PERSONNEL ISSUES (IF NECESSARY).**

**12. RESOLUTION #2022 - 38 ;APPROVING THE SETTLEMENT OF CERTAIN CIVIL LITIGATION (Case # 21WC9083) AS PRESENTED FOR EXECUTIVE (CLOSED) SESSION AND BY MEMORANDUM OF THIS DATE.**

Alderman Brassea moved, and Alderman Merrick seconded, a motion to approve the resolution.

Ayes: Smith, Perez, Rodgers, Baikauskas, Brassea, Zaranti, Merrick

Nays: none

Abstain: none

Absent: none

Motion to approve carried.

Corporation Counsel stated that he communicated with the aldermen, and that he received no indication that executive session was necessary in order to take action on the agenda item.

**ADJOURNMENT**

At 6:45 p.m. Alderman Smith moved, and Alderman Zaranti seconded, a motion to adjourn the meeting.

Ayes: Smith, Perez, Rodgers, Baikauskas, Brassea, Zaranti, Merrick

Nays: none

Abstain: none

Absent: none

Motion to adjourn carried.

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Lori Wilcox, City Clerk