

**JOURNAL OF THE PROCEEDING OF THE
REGULAR CITY COUNCIL MEETING
SEPTEMBER 26, 2023**

1) Call to Order

The Regular Meeting of the City Council of the City of Blue Island was called to order by Mayor Bilotto at 7:01 p.m. on September 26, 2023.

2) Pledge of Allegiance

3) Roll Call

Roll Call indicates the following:

Present:	7	Carr, Roll, Johnson, Montoya (7:02 pm), Rita, Fahrenwald, McGee
Absent:	0	
Present Also:	4	Racann Cantelo-Zylman, City Clerk Erin Blake, City Attorney Thomas Wogan, City Administrator Mark Patoska, Deputy City Administrator

4) Presentation of Journal of Proceedings

Motion by Alderman McGee, second by Alderman Roll to approve the City Council Minutes from the September 12, 2023, Regular City Council meeting.

Ayes:	6	Carr, Roll, Johnson, Rita, Fahrenwald, McGee
Nays:	0	
Absent:	1	Montoya
Abstention:	0	

There being six (6) Affirmative Votes, the Mayor declared the motion carried.

5) Public Comment

Blue Island resident who has lived around 119th Place for the last 30 years flooded on 7/5/23. NBC 5 News had an interview with her. She showed them videos of how much water she gets when it rains heavily. She noticed some water damage when she first bought

her house, but the problem has gotten so bad over the years that she engaged an engineering firm to come up with numerous solutions to prevent the lake that forms outside her house and garage. She stated it does not help that Metra and county highways are constantly paving and repaving streets with no natural flow. She is aware that it costs a lot of money to remedy flooding issues in the City and is willing to assist in the grant application process.

Allen Stevo expressed gratitude to everyone for their service. He mentioned that he has been coming to these meetings for over 45 years. He was curious as to why Blue Island was not included in the million-dollar water project. He asked who dropped the ball. He also wanted to know how much each of the resolutions up for vote today would cost. He then questioned why the podium is so far away from the dias.

Mr. Bloom, a Blue Island resident, praised the Council for the service they provide to the community, which he acknowledged can be difficult in a tiny city. He noted that at the neighborhood watch group, they honored first responders during an ice cream social. He commended Marie Mindeman and Alderman Fahrenwald for coordinating the event. He noted that speeding on all side streets continues to be a problem. He believes the City needs speed limit signs, caution signs, speed bumps, and/or better enforcement. All these signs are vital during the school year, as accidents that result in deaths and tragedies are a recurring problem. He also felt that the new cannabis shop could add to the speeding problems in the City.

Resident of Blue Island thanked Alderman Fahrenwald for the ice cream social. Thanked everyone who helped with the lighting on Western Avenue, noting the benefit the new lighting has on resident safety. In October, Mission Covenant Church will hold a food drive. They will be collecting toys in November and distributing them to deserving families. If anyone knows of somebody in need, they were asked to reach out to the church. Finally, on Sunday, October 29 at 10:30 a.m., there will be a service gathering for their annual cancer survivors.

Blue Island resident extended an invitation every third Wednesday of the month to the 4th Ward's Neighborhood Meeting. She thanked Alderman Fahrenwald and his staff for all that they have done for them.

6) **Old Business**

No old business.

7) **New Business**

No new business.

8) **Mayor's Report**

a. **Motion for Approval of Payroll for September 15, 2023, for \$447,033.69 (gross).**

Motion by Alderman McGee, second by Alderman Carr to approve Payroll for September 15, 2023, for \$447,033.69 (gross).

Ayes: 7 Carr, Roll, Johnson, Montoya, Rita, Fahrenwald,
McGee
Nays: 0
Absent: 0
Abstention: 0

There being seven (7) Affirmative Votes, the Mayor declared the motion carried.

b. Motion for Approval of Accounts Payable dated September 27, 2023, for \$362,082.04.

Motion by Alderman Roll, second by Alderman McGee to approve Accounts Payable for September 27, 2023, for \$362,082.04.

Ayes: 7 Carr, Roll, Johnson, Montoya, Rita, Fahrenwald,
McGee
Nays: 0
Absent: 0
Abstention: 0

There being seven (7) Affirmative Votes, the Mayor declared the motion carried.

c. Resolution No. 2023-025: A Resolution of the City of Blue Island, Cook County Illinois, Awarding a Bid to the Lowest Responsible and Responsive Bidder, Triggs Construction, Inc., for the 2023 Green Alley Improvement Project.

Motion by Alderman Fahrenwald, second by Alderman Carr for Adoption of Resolution No. 2023-025.

Ayes: 7 Carr, Roll, Johnson, Montoya, Rita, Fahrenwald,
McGee
Nays: 0
Absent: 0

Abstention: 0

There being seven (7) Affirmative Votes, the Mayor declared the motion carried.

- d. Resolution No. 2023-026: A Resolution of the City of Blue Island, Cook County Illinois, to Authorize and Approve a Purchase and Sale Agreement for 2122 Broadway Avenue.**

Motion by Alderman Johnson, second by Alderman Montoya for Adoption of Resolution No. 2023-026.

Ayes: 7 Carr, Roll, Johnson, Montoya, Rita, Fahrenwald, McGee

Nays: 0

Absent: 0

Abstention: 0

There being seven (7) Affirmative Votes, the Mayor declared the motion carried.

- e. Resolution No. 2023-027: A Resolution of the City of Blue Island, Cook County Illinois, to Authorize and Approve a Purchase and Sale Agreement for 2154 Grove Street.**

Motion by Alderman Fahrenwald, second by Alderman Roll for Adoption of Resolution No. 2023-027.

Ayes: 7 Carr, Roll, Johnson, Montoya, Rita, Fahrenwald, McGee

Nays: 0

Absent: 0

Abstention: 0

There being seven (7) Affirmative Votes, the Mayor declared the motion carried.

- f. Resolution No. 2023-028: A Resolution of the City of Blue Island, Cook County Illinois, to Authorize and Approve the Transfer of Incremental Revenues from TIF II to TIF V Pursuant to 65 ILCS 5/11-74.4-4(q).**

Motion by Alderman McGee, second by Alderman Fahrenwald to TABLE Resolution No. 2023-028.

Ayes: 7 Carr, Roll, Johnson, Montoya, Rita, Fahrenwald, McGee
Nays: 0
Absent: 0
Abstention: 0

There being seven (7) Affirmative Votes, the Mayor declared the motion carried.

Alderman Johnson asked to table the resolution in order for the administration to provide the Aldermen with a better breakdown of the proposed transfer.

Alderman Johnson inquired as to how the transferred money would be spent. The Mayor stated that this resolution does not authorize the City to spend the transferred money; but simply the authority to shift funds from one TIF to another.

Alderman Fahrenwald asked Alderman Johnson if he is concerned that money that could be used in his ward would not be available. The Mayor informed th Aldermen that there are currently no projects ongoing or needed in that TIF and that the City would be leaving 25% of the TIF balance in place.

Alderman Roll asked if there was a deadline for the transfer. He also asked that before continuing, the Aldermen be given more time to get all of their inquiries resolved.

g. Motion for Approval of Mayoral Appointments to the City Planning and Zoning Board of Appeals.

Motion tabled.

h. Resolution No. 2023-029: A Resolution of the City of Blue Island, Cook County Illinois, to Authorize and Approve the Proposal for a Cal Sag Liability Insurance Policy from Alliant/Mesirow.

Motion by Alderman McGee, second by Alderman Montoya for Adoption of Resolution No. 2023-029.

Ayes: 7 Carr, Roll, Johnson, Montoya, Rita, Fahrenwald, McGee
Nays: 0

Absent: 0

Abstention: 0

There being seven (7) Affirmative Votes, the Mayor declared the motion carried.

- i. Ordinance No. 2023-039: An Ordinance of the City of Blue Island, Cook County Illinois, Amending Title IX (“General Regulations”), Chapter 98 (“Trees”) of the Code of Blue Island, Illinois.**

Motion by Alderman Fahrenwald, second by Alderman Carr for Adoption of Ordinance No. 2023-039.

Ayes: 7 Carr, Roll, Johnson, Montoya, Rita, Fahrenwald, McGee

Nays: 0

Absent: 0

Abstention: 0

There being seven (7) Affirmative Votes, the Mayor declared the motion carried.

Alderman Fahrenwald inquired about Valerie Kehoe's participation, and the City Attorney indicated that the only adjustments made to the formally approved ordinance were those suggested by him after the last committee of the whole meeting.

- j. Ordinance No. 2023-040: An Ordinance of the City of Blue Island, Cook County, Illinois Clarifying Retiree Health Insurance Coverage.**

Motion by Alderman McGee, second by Alderman Johnson to TABLE Ordinance No. 2023-039.

Ayes: 7 Carr, Roll, Johnson, Montoya, Rita, Fahrenwald, McGee

Nays: 0

Absent: 0

Abstention: 0

There being seven (7) Affirmative Votes, the Mayor declared the motion tabled.

The Mayor moved to TABLE since Council did not have enough time to review the package sent. He emphasized that no insurance was being taken away; rather, all the ordinances were being consolidated into one ordinance for efficiency and enforcement.

Alderman Johnson questioned whether someone would pay more for insurance if they had a pre-existing disease.

The Mayor indicated that they are merely clarifying all of the ordinances that are currently on the books and that were approved at previous City Council meetings.

Alderman Roll inquired if there was a plan in place to provide notice. The Mayor announced that the insurance broker will work with the City on informing retirees of any changes; but that open enrollment would begin shortly and the longer it takes for the Aldermen to approve the ordinance, the less time the City has to notify the retirees regarding the same.

k. Mayor's Announcements/Comments.

The Mayor informed the City Council that Gallagher will begin work on various roadways on 10/4/23.

The Mayor informed City Council that 127th Street had been reopened and that there should be no additional railroad crossing closings this year.

The Mayor said that on 10/5/23, at 7 p.m., there will be a Planning and Zoning meeting at the East Annex for the MetroSouth building and its various special uses, such as senior living, among many others.

The Mayor provided an update on Olde Western, stating that they are now working on the side street and plan to finish it this year. They've been through a lot, including oil tanks, sinkholes, rain, and IDOT troubles.

The Mayor stated that Burke Engineering is conducting sewer routing and televising, and they have gathered 60 tons of waste. They are halfway through flushing the entire city and will then develop a five-year plan to better understand sewage concerns and which streets require immediate treatment.

The Mayor notified the Council that LED lighting had been installed on a number of streets, including Broadway, 127th, and Vincennes. However, there were some concerns with aging poles at 127th and Grove Street. He was not sure if the City should wait until the Streetscaping was finished or perform the needed maintenance in stages. More discussion will take place in the Committee of the Whole.

The Mayor announced that he plans to bid out 48 alleys next spring. This year, 30 alleys were finished.

The Mayor notified the Council that City Hall will postpone the roofing and window project due to a delay in receiving the necessary materials on schedule. They will begin in April 2024, and appropriate funding will be provided.

The Mayor has been informed about the water meter replacement, and a letter will be sent to residents and businesses regarding the same.

9) **City Clerk's Announcements/Reports/Comments**

a. **City Clerk's Announcements**

City Clerk, Raeann Cantelo-Zylman, informed the Council that this week is staff appreciation week in the City of Blue Island. City officials would like to thank everyone for their hard work.

City Clerk, Raeann Cantelo-Zylman, congratulated the Guildhaus on their 5k run/walk on 9/24/23.

City Clerk, Raeann Cantelo-Zylman, invited everyone for a fall family night at the Salvation Army from 6-7 pm on 9/29/23.

City Clerk, Raeann Cantelo-Zylman, notified everyone to save-a-date for the Health Fair on 10/7/23 at the John D. Rita Recreation Center from 10 am until 2 pm.

City Clerk, Raeann Cantelo-Zylman, notified everyone to save-the-date for Movie on the Green at The Meadows Golf Club at 7 pm on 10/7/23.

City Clerk, Raeann Cantelo-Zylman, notified everyone to save-the-date for the scarecrow event on 10/12/23 on York and Western. We urge all businesses and residents to participate and decorate a scarecrow.

City Clerk, Raeann Cantelo-Zylman, notified everyone to save-the-date for Day of the Dead on 11/2/23 on York and Western. Anyone interested in doing an altar was asked to notify the Clerk's office.

10) **Treasurer's Report**

a. **Motion to Approve August 2023 Treasurer's Report.**

Motion by Alderman Roll, second by Alderman Montoya for August 2023 Treasurer's Report.

Ayes: 7 Carr, Roll, Johnson, Montoya, Rita, Fahrenwald,

McGee

Nays: 0

Absent: 0

Abstention: 0

There being seven (7) Affirmative Votes, the Mayor declared the motion carried.

b. City Treasurer's Announcements/Comments

No report.

11) City Attorney's Report

a. Attorney's Announcements/Comments

No report.

12) City Administrator's Announcements/Reports/Comments

a. City Administrator's Announcements/Comments

City Administrator, Thomas Wogan, stated Thornton's gas station on 127th is back in housing court. The City has finally made contact with Thornton's corporate office and they were meeting with the head of landscaping to discuss infractions and citations.

City Administrator, Thomas Wogan, informed the Council that since the red tags were issued, individuals have been gradually presenting to City Hall and setting up payment plans.

City Administrator, Thomas Wogan, stated the water meter letter will be going out to businesses and residents that are on the commercial line.

Alderman Johnson asked the City Administrator for a list from Calumet City Plumbers of where they will be working on a daily basis.

City Administrator Thomas Wogan noted that during the fourth quarter, the City will begin working on the audit and 2024 appropriations and will discuss specific roles with each Aldermen.

13) Aldermanic Announcements/Reports/Comments

Alderman McGee expressed gratitude to the Mayor for keeping them updated. He also congratulated his neighborhood watch #37 for their ward cleanup and for celebrating graduating students at a previous block party.

Alderman Fahrenwald appreciated the compliments on his involvement in the neighborhood watch, but he noted Marie Mindeman is the heart and soul of the operation. He also expressed appreciation to Chief Farr, Chief Haywood, and Public Works Supervisor Michael Schroeder. He added that ten volunteers went out and cleaned Thorntons, and that they seemed to have done a better job than the last time. Regarding the flooding situation, he said that while trees assist to retain water, they will not fully address the problem.

The Mayor stated that they are still working through 4-5 homes that were demolished this year. It is currently taking a long time to move through the court process.

Alderman Johnson stated that he has a couple homes in his ward that have a lot of rodents and debris in their yards. The Mayor directed him to the building department.

- 14) **Adjourn to Executive Session** pursuant to 5 ILCS 120/2(c)(11) to discuss litigation that has been filed and is pending before a court or an administrative tribunal and actions of probable or imminent litigation.

Motion by Alderman Rita, second by Alderman Fahrenwald to go into Executive Session.

Ayes: 7 Carr, Roll, Johnson, Montoya, Rita, Fahrenwald,
McGee

Nays: 0

Absent: 0

Abstention: 0

There being seven (7) Affirmative Votes, the Mayor declared the motion carried.

Motion by Alderman Fahrenwald, second by Alderman Roll to go into Executive Session.

Ayes: 7 Carr, Roll, Johnson, Montoya, Rita, Fahrenwald,
McGee

Nays: 0

Absent: 0

Abstention: 0

There being seven (7) Affirmative Votes, the Mayor declared the motion carried.

The Mayor stated that possible litigation was discussed.

15) **Motion for Adjournment**

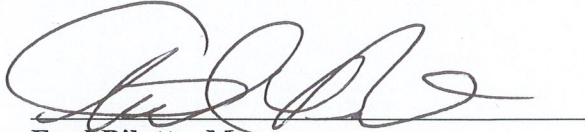
Motion by Alderman Rita, second by Alderman Johnson to adjourn the regular meeting.

Ayes:	7	Carr, Roll, Johnson, Montoya, Rita, Fahrenwald, McGee
Nays:	0	
Absent:	0	
Abstention:	0	

There being seven (7) Affirmative Votes, the Mayor declared the motion carried.

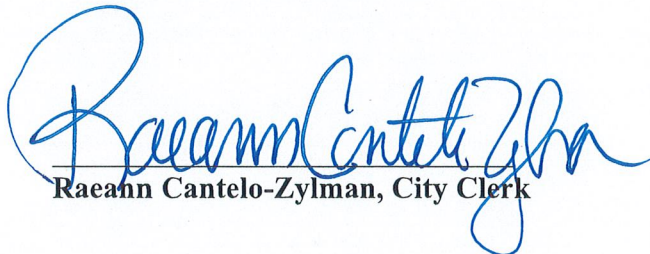
The meeting was adjourned 7:57 p.m.

The next regular meeting of the City Council is scheduled October 10, 2023, at 7:00 p.m.



Fred Bilotto, Mayor

APPROVED BY ME THIS
10th DAY OF OCTOBER, 2023



Raeann Cantelo-Zylman, City Clerk