

Minutes Of The Regular Meeting Of The Board Of Trustees For The Village Of University Park, Will And Cook Counties Illinois, Held Tuesday October 23, 2012 At #90 Town Center Drive In The Village Of University Park

A. CALL TO ORDER

Mayor Covington called this regular meeting of the Board of Trustees to order at 7:05 p.m.

B. ROLL CALL

Mayor:	Vivian E. Covington	Present
Trustees:	Elizabeth Williams	Present
	Oscar H. Brown, Jr.	Present
	Milton C. Payton	Present
	Keith J. Griffin	Absent (ill)
	Joseph E. Roudez, III	Present
	Larry B. Brown	Absent (arrived @ 7:07)

Also present were Village Manager Lafayette Linear, Village Attorney Stewart Diamond, Village Treasurer Devon Dilworth, Police Commander Darryl Stroud, Parks & Recreation Director Keely Childress, Golf Club General Manager/PGA Paul Blockoms, Fire Chief Charles Exner, Public Works Foreman Ross Burgess, Finance Director Gloria Gibson, Executive Liaison Johnna Townsend, Cable Studio Manager Eddie Pearson, and Village Clerk Dorothy R. Jones.

C. PLEDGE OF ALLEGIANCE

Mayor Covington led the audience in the pledge of allegiance to the Flag of the United States of America.

D. APPROVAL OF MINUTES

Trustee Roudez moved, Trustee Oscar Brown seconded a motion that the Board approves minutes of the special/workshop meeting held Tuesday August 28, 2012.

Ayes: Trustees Williams, Oscar Brown, Payton, Roudez, and Larry Brown.
Nays: None.
Absent: Trustee Griffin.

Motion To Approve Carried.

E. REPORTS OF ELECTED & APPOINTED OFFICIALS

E-1: Village Manager's Report

Village Manager Linear stated that he had no report.

Trustee Payton commented that he had been accosted by constituents regarding the status of the Chief of Police, and asked if later on there would be more information available.

Mayor Covington asked if anyone is in charge of the Police Department.

Manager Linear responded that Chief Davis is on administrative leave, and since this is a personnel matter no other information is available. However, Police Commander Stroud is currently running the Department.

Mayor Covington commented on correspondence from the State relating to TIF Audits, and TIF payments due businesses, and asked if the letter to the State had been sent. Finance Director Gibson responded that we need exhibits to go with the TIF Audits, and needed a letter from previous Attorney Miles; however, the State has indicated they that will accept the letter from current attorney Diamond.

Attorney Diamond responded that he was asked, and has looked at the TIF Accounts, and found that most of the TIF's are for 23 years; for many years the Village paid TIF Re-imbursments as requested, but many companies have not been paid for educational allowances. He noted that the new Auditor would be beneficial to the Village to determine the extent of the debt, because the Village may owe more than eight million dollars in TIF payment, and he is concerned with the potential of claims being filed in the amount of 8.4 million dollars that needs to be discussed while Town Builders is asking the Village to approve a 6.5 million dollar investment to purchase the land and make infrastructure improvements.

Mayor Covington commented that the funds did not go to the special funds as they should have that dates back to 1996.

E-2: Mayor's Report

Mayor Covington reported on meetings and events that she has attended since the last Board meeting including a meeting Ann Schroeder of IDOT relating to the I-57 Interchange, and noted that the project is on schedule and by November more information would be available; She is on a Committee with SSMMA; attended Open House on Saturday; attended Big Brothers & Big Sisters event in Joliet; reported that the IDOT 2012 transportation project is going well, and she is looking at a Smoke Free Area Ordinance, and commented on the 75th Anniversary Celebration of Robinson Engineers where she was recognized.

E-3: Committee & Commission Reports

Trustee Payton reported that the HSSEC and the Board of Trustees would re-dedicate the Veterans Wall on November 2, 2012 with a ceremony titled "Lighting The Way For Veterans". The keynote speaker will be Michelle Jones of Washington D.C., and her appearance is at no cost to taxpayers.

E-4: Reports of Other Officers:

Fire Chief Charles Exner reported that when time changes, and we set our clocks back to also remember to change the batteries in smoke detectors and other alarms.

E-5: Attorney's Report

Village Attorney Stewart Diamond reported that as part of the things he was hired to do, one of them is to keep the Board and community informed of matters of interest. He explained the action taken relating to the Chief of Police, and explained State Law as it refers to Managerial Form of Government where the Manager has the authority to hire and remove the Chief of Police; however, it is a two step process where notice must be given to the Board, and the Board must take action to approve the decision of the Village Manager. This is a legal personnel matter, and some information is not available to the public, but should be on an agenda in the near future.

F. GENERAL PUBLIC COMMENTS

Mr. Steve Allen read a poem relating to developing relationships; commented on the reported removal of Police Chief Davis; asked if the Dollar Store project is coming; displayed a large cardboard drawing depicting rats, pig head and snake, and referred to four of the sitting Trustees as representing the characters displayed. He stated that the Board and community need to get behind the Mayor and work to move the Village forward.

Ms. Paula Wilson – Fairway Estates commented on her conversation with Mayor Covington after attending the Open House for Town Builders, and stated that she thinks the project is a good one, but she would like to have more information relating to the project.

Ms. Onia Smith stated that she is unclear relating to the village finances and the Town Builders project.

General Public – continued:

Mr. Larry Wayne commented that as dedicated 30 year veteran who served this country proudly, he is concerned that some of the Trustees are grueling about the Veteran's Wall and recognizing veterans. He stated that he will rally all veterans and residents in the village to help replace them in the next election.

Mrs. Norma Scarborough commented on the economic development plan in the Village, and voiced her concern with developing only along University Parkway noting that there is a need to expand to the area near the Metra Station.

Ms. Sandra Heard, resident and Monee Township Assessor commented that she knows that economic development is what everyone in the village wants; however, with uncertain village finances, she feels that certain projects should be put on hold until there is an updated status on finances. She voiced her concern that the village would not have ownership of this land in the beginning of the project; that the bond payments would be paid for the taxpayers, and suggested that the Town Builder project is put on hold.

Ms. Patti Guinn commented that she stands with the Assessor and the Finance Director that we need to wait until our finances are certain. She also stated that she feels that for a resident to refer to Trustees as rats is ridiculous and disrespectful.

Ms Chere`se Williams commented that she too agrees with Ms. Heard regarding villages finances; she thanked Trustee Payton for explaining the process, and questioned the cost to Village taxpayers for insurance for the theater and pond; questioned owing fifteen million dollars that would become a cost for homeowners. She also referred to the University Park Road widening project and asked if we have the matching funds for that project, and requested a status on the blighted Cityscape property.

Manager Linear responded to the inquiry relating to the Cityscape property noting that there are two interested parties, one has purchased the land, and one has purchased the back taxes. Therefore the matter is now before the courts to determine ownership of that property.

Mr. John Lund commented that he supports the development of University Village.

Mrs. Bobbie Greer commented on the decision to remove the Chief of Police, and asked Manager Linear if he was confused in making his decision or if he was playing to a few Trustees. She asked to know the infractions that Chief Davis was charged with. She stated that she and many in the community found him to be a great guy that she worked with on the Public Safety Committee and the founded the Citizen's Police Academy.

Attorney Diamond commented that before the Police Chief could be discharged, the decision must be concurred the Board of Trustees.

General Public – continued:

G. DISCUSSION AGENDA

G-1: UNFINISHED BUSINESS

G-1a: Second and Third Readings – Ordinance Approving A Letter Of Agreement With Lauterbach & Amen, LLP For Auditing Services

Trustee Roudez moved, Trustee Larry Brown seconded a motion that the Board approves second and third readings of this ordinance.

Ayes: Trustees Williams, Oscar Brown, Payton, Roudez, and Larry Brown.

Nays: None.

Absent: Trustee Griffin.

Motion Carried To Approve

Ordinance Number O2012 - 33.

G-1b: Second and Third Readings - An Ordinance Amending Section 299.6-01, Schedule Of Fines/Penalties For Improper Standing Or Parking Of Motor Vehicles

Trustee Roudez moved, Trustee Larry Brown seconded a motion that the Board approves second and third readings of this ordinance.

Ayes: Trustees Williams, Oscar Brown, Payton, Roudez, and Larry Brown.

Nays: None.
Absent: Trustee Griffin.

Motion Carried To Approve

Ordinance Number O2012 - 34.

G-1c: Third Reading - An Ordinance Authorizing A Redevelopment Agreement Between The Village Of University Park And Town Builders Studio For The University Village Project

Trustee Larry Brown moved, Trustee Payton seconded a motion that the Board approves third reading of this ordinance.

Trustee Oscar Brown commented that he had a couple of concerns; one is that he compared both plans, one with and one without senior housing, and asked to know why the changes, and what would be the interest rate on the Bond.

Wayne Pierce responded that the preliminary interest rate would probably be around 3%. Jim Louthen responded that the two plans referred to are exactly the same except Governors Point eliminated the senior housing.

G-1c: continued:

Trustee Oscar Brown commented on information supplied by Mr. Louthen at the Open House relating to incentives granted development companies in other communities where reportedly Orland Park gave a \$40,000,000.00 incentive, and asked what project incentives can the Village expect from this project. He asked if Town Builders would consider making Phase 1 commercial only, and stated that he feels we should continue to negotiate, but focus on commercial development first.

Attorney Paul Schagle responded that the Village of University Park would take the land and take down fees.

Mayor Covington asked Mr. Louthen about a proposed project for Robbins, to which he responded that those negotiations are confidential, and that he showed comparables to show the range of incentives other communities are willing to give to get this type of development.

Trustee Payton asked Mr. Pierce the estimated price of the bonds, and if the village's financial audits were up to date could the Village get the 8.3 million dollars plus the 6.5 million dollars needed for this project.

Mr. Pierce responded that the estimated cost of the bond would be approximately \$195,000.00.

Trustee Larry Brown stated that he agrees with Trustee Oscar Brown, and he too wants commercial development in Phase 1 of the project.

Mr. Louthen responded that they are flexible and that 25% of all jobs have set aside for University Park residents for this project, and that they are still committed in opening an office in the Town Center.

Motion To Amend Main Motion:

Trustee Oscar Brown moved, Trustee Roudez seconded a motion that the Board approves to table this ordinance for suggested changes.

Ayes: Trustees Williams, Oscar Brown and Roudez.
Nays: Trustees Payton and Larry Brown.
Absent: Trustee Griffin.

Motion To Table Carried.

G-2: NEW BUSINESS

G-2a: First, Second and Third Readings – Ordinance Approving The Lowest Responsible Bidder For Street Lights Installation.

Trustee Roudez moved, Trustee Larry Brown seconded a motion that the Board approves first, second and third readings of this ordinance and award the bid to Western Utility Contractors, Inc in the amount of \$123,560.25..

Ayes: Trustees Williams, Oscar Brown, Payton, Roudez, and Larry Brown.
Nays: None.
Absent: Trustee Griffin.

Motion To Approve Carried

Ordinance Number O2012 – 35.

G-2b: First Reading Of A 6.5 Million Dollar Bond Ordinance To Fund Improvements Related To The University Village Redevelopment Project.

Trustee Oscar Brown moved, Trustee Roudez seconded a motion that the Board approves to table this ordinance.

Ayes: Trustees Williams, Oscar Brown, Payton, Roudez, and Larry Brown.
Nays: None.

Absent: Trustee Griffin.

Motion To Approve Carried.

G-2c: Bills Payable

Trustee Roudez moved, Trustee Larry Brown seconded a motion that the Board approves the listing of the General Operating Expenses that the Village of University Park has incurred for the last two (2) weeks from October 10, 2012 to October 23, 2012. The following funds will be charged for these expenses:

General Operation Fund	\$ 162,470.49
Road & Bridge	\$ 2,411.65
Town Center Fund	\$ 4,711.36
University Golf Club	\$ 55,849.71
Capital Project Fund	\$ 94,360.80
TIF III Fund	\$ 1,023.75
TIF IV Fund	\$ 633.75
TIF V Fund	\$ 2,242.50
Payroll Fund	\$ 2,516.76
Total	\$ 326,220.77

Trustee Williams referred to check number 77990 (Sternberg Lighting) in the amount of \$74,802.00, and asked if the light are free as reported.

Manager Linear responded that the Village has received commitments from businesses in the Industrial Park to cover the cost of the lights.

Ayes: Trustees Williams, Oscar Brown, Payton, Roudez, and Larry Brown.
Nays: None.
Absent: Trustee Griffin.

Motion To Approve Carried.

I. BOARD OF TRUSTEES AND MANAGER COMMENTS

J. ANNOUNCEMENT OF SCHEDULED MEETINGS

K EXECUTIVE SESSION

Trustee Roudez moved, Trustee Williams seconded a motion that the Board approves to move into executive session for purposes of Personnel – to discuss the Appointment/Employment/ Compensation/ Discipline or Dismissal Of An Employee at 10:27 p.m.

Attorney Diamond announced that the Board would not be returning to open session to take any action, therefore the meeting would adjourn the regular at the end of executive session.

Ayes: Trustees Williams, Oscar Brown, Payton, Roudez, and Larry Brown.
Nays: None.
Absent: Trustee Griffin.

Motion To Approve Carried.

L. ADJOURNMENT

Trustee Roudez moved, Trustee Oscar Brown seconded a motion that the Board adjourns the executive session and regular meeting of the Board of Trustee at 11:17 p.m.

Motion to Adjourn Carried By Voice Vote.

Respectfully Submitted

*Dorothy R. Jones, CMC
Village Clerk*