

Minutes Of The Regular Meeting Of The Board Of Trustees For The Village Of University Park, Will And Cook Counties Illinois, Held Tuesday, February 12, 2013 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 7:28 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	Present
	Joseph E. Roudez, III	Present
	Larry B. Brown	Absent

Also present were Village Manager Lafayette Linear, Village Attorney Stewart Diamond, Village Treasurer Devon Dilworth, Police Commander, Interim Chief Darryl Stroud, Parks & Recreation Program Supervisor Greg Murray, Golf Club General Manager/PGA Paul Blockoms, Fire Chief Chuck Exner, Executive Liaison Johnna Townsend, Cable Studio Manager Eddie Pearson, Public Works Foreman Ross Burgess, Temporary Finance Director Joe Jones, 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 approve minutes of the regular meetings held November 13, 2012.

Trustee Payton noted changes he wanted to make on page 4; paragraph 6 that read that Trustee Payton would host the Tree Lighting, to read **HSSEC** would host the Tree Lighting.

Ayes: Trustees Williams, Payton, Griffin, and Roudez

Nays: Trustee Oscar Brown

Absent: Trustee Larry Brown.

.Motion To Approve As Amended Carried.

D. Approval Of Minutes – continued:

Trustee Roudez moved, Trustee Griffin seconded a motion that the Board approve minutes of a regular meeting held December 11, 2012

Trustee Payton noted changes he wanted to make on page 9; paragraphs 3 and 4 that read “**anticipation loan**” to read “**Anticipation Notes**”; paragraph 5, that read “**some**” Parks & Recreation Programs, to read **in** Parks & Recreation Programs, thereby changing the budget, and on page 10; paragraph 4; line 2, to add **due to high taxes**.

Ayes: Trustees Williams, Oscar Brown, Payton, Griffin, and Roudez

Nays: None.

Absent: Trustee Larry Brown.

Motion To Approve As Amended Carried.

Trustee Roudez moved, Trustee Griffin seconded a motion that the Board approves minutes of a Special Joint Meeting of the Board of Trustees and the Finance Committee held December 18, 2012 as presented.

Ayes: Trustees Williams, Oscar Brown, Payton, Griffin, and Roudez

Nays: None.

Absent: Trustee Larry Brown.

Motion To Approve Carried.

Trustee Roudez moved, Trustee Griffin seconded a motion that the Board approve minutes of a regular meeting held January 8, 2013 as presented.

Ayes: Trustees Williams, Oscar Brown, Payton, Griffin, and Roudez

Nays: None.

Absent: Trustee Larry Brown.

Motion To Approve Carried.

Attorney Diamond informed the public on rules of decorum relating comments during General Public, noting that the Board and public should be respectful of each other and careful of some comments that may not be appropriate. He asked that comments are limited to three minutes each, with thirty minutes total for public comments.

E. REPORTS OF ELECTED & APPOINTED OFFICIALS

E-1: Village Manager's Report

Village Manager Linear introduced Mr. Joe Jones as the temporary Finance Director and reported that priorities for Mr. Jones are working on the budget for fiscal year 2013/14; facilitating the fiscal year 2010 Audit completion; working to complete open items from the former director, and overseeing the finance department.

Mr. Linear also reported that the Family Dollar Store Project is on-going and continues to be on schedule for a Spring opening; however there are some utilities that center on Aqua Water process which require Aqua to supply a one inch water supply line, as opposed to the six inch line that is needed due to the Village's requirement that the building includes a sprinkler system. Since this was not included in the Builder's original budget, they adjusted their budget to include it; however, the Village may be required to pay the cost of increasing the water supply. But we are negotiating these expenses. The first phase of the new street light installation project along University Parkway is complete, have been tested and passed the Engineering requirements, and reimbursements for the lights for business partners are being deposited into the Town Center Fund. He continues his work with IDOT for the road reconstruction project from Central to Cicero Avenue. He also presented a tentative calendar for the Board to consider for relating to the fiscal year 2013/14 budget. Those dates are: March 25, 2013, review of draft budget by the Finance Committee; April 2nd Board Workshop; April 9th first reading on Board Agenda; April 29th final reading on Board Agenda.

Trustee Griffin asked for an update on the completion of the 2009 Audit, and the IDOT off ramp issue.

Manager Linear responded that McGladrey has not indicated when they will release the documents, and that he is working with the attorney on the right-of-ways for the off ramp.

Trustee Roudez asked for clarity on the green posts in the Village; commented on placement of political sign, noting that he does not want political signs on village property; voiced his concern with the lack of minority contractors at the Family Dollar project, and requested that Manager Linear to get some minority contractors on that project. He also asked to know the process in place for notifying residents of anticipated stoppage of garbage service if their bill is more than two hundred dollars.

Manager Linear responded that from the beginning of the Family Dollar Project, it was known that Family Dollar brings in, and use their own contractors from town to town. Relating to notices for garbage service prior to stoppage he stated that past due notices are sent to the address and residents are advised to make payments with the Collector.

E-2: Mayor's Report

Mayor Covington reported that she had been a panelist at UIC for the Digital Divide where discussions were on technology and the effects it will have in the future; that she would be participating in the ITT Technical Institute Tour and Mayor's Roundtable at the Institute in Orland Park on: Friday, March 22, 2013 from 9:30 a.m. - 1:30 p.m., and that University Park has been selected to compete in the second round of the Digital Broadband Grant completion. An estimated \$4 million of State funds will be shared between by awardees. She noted that this will increase our internet abilities and process digital access; It will allow for all WIFI devices, and promote unity with our University, our Industrial Park Businesses, Library and Schools, and that this is an honor for our community to still be in the running for these funds.

Mayor Covington also reported that we have received two IDOT awards: The first is 1.71 miles of resurfacing construction scheduled for Spring 2013 Illinois Route 50/ Cicero Avenue from Steger Road to Governors Highway in the amount of \$1,024,405; the second award is 1.15 miles of roadway reconstruction from I-57 from Harlem Avenue to Stuenkel Road in the amount of \$5,886,631 and is scheduled for Spring 2013. She thanked IDOT and our engineering firm, Robinson Engineers for working with us to make these projects come into fruition.

PROCLAMATIONS: Boy Scouts Of America Month; Black History Month And Women's Heart Health Month

With the concurrence of the Board of Trustees, Mayor Covington proclaimed the Month of February as: Boy Scouts Of America Month; Black History Month And Women's Heart Health Month.

Trustee Roudez moved, Trustee Griffin seconded a motion that the Board approves these proclamations.

Ayes: Trustees Williams, Oscar Brown, Payton, Griffin, and Roudez

Nays: None.

Absent: Trustee Larry Brown.

Motion To Approve Carried.

E-3: Committee and Commission Reports

Parks & Recreation Program Supervisor Greg Murray reported on upcoming Parks & Recreation events including a bid whist tournament @ #90 Town Center; adult fitness program; youth basketball. He thanked all who sent condolences to his family during the recent passing of his father.

Trustee Roudez reported that the Village had finally received the \$250,000.00 Safe Route to School Grant, and can now repair the Hickok Bridge.

Committee and Commission Reports – continued:

Mrs. Bobbie Greer reported on upcoming events for Black History Month planned and sponsored by the Human Services & Special Events Committee including: A trip to Freedom Hall in Park Forest for a play entitled From Church to the Club where there are fifty free tickets available on a first come basis on February 23rd followed by a Global Food Fest at 90 Town Center; plans for a trip to the DuSable Museum in Chicago on February 17th; and other celebrations at the University Park Library.

Mayor called for a moment of silence in memory of Aydia Pendleton who was killed by gun violence recently.

Mr. Roosevelt Martin reported that the next Job Fair, in conjunction with the IDES would be held on May 2, 2013 at #90 Town Center from 10:00 AM to 2:00 PM, and urged participants to bring plenty of resumes' and dress for success.

Trustee Payton reported that HSSEC is working on Family Fund Day; Community Wide Garage Sale; Block Club Parties; Concerts by the Lake and the Back-to-school Carnival.

E-4: Reports of Other Officers:

Village Treasurer Dilworth reported that he will be attending Public Pension Training on April 23, 2013.

Village Clerk Dee Jones reported that Objection process for nominating petitions has ended, and that all ten candidates who file petition papers have been certified to the County Clerks for the ballot in the April 9, 2013 Consolidated Election.

E-5: Attorney's Report

Attorney Diamond reported that two tenants whose leases were the topic of an executive session would be allowed to address the Board later in the meeting when those items are discussed on the agenda.

F. GENERAL PUBLIC COMMENTS

Mr. David Sevier addressed the Mayor and Board and voiced his concern with the cancellation of the finance committee meeting; gave a list of projects that he stated were in work during his tenure, including plans for a Dollar General Store at the site that the Family Dollar Store is now being built, and asked for a status on all working projects.

Mrs. Donna Gaston commented that she is concerned with the status of all rent payments in the Town Center.

General Public Comments – continued:

Mrs. Sandra Warren voiced her concern with the lack of payments for garbage bills, stating that there are 561 units in the village who are not paying for garbage collection, thereby causing a deficit of \$206,755.26 in outstanding garbage bills.

Ms. Nikita Hall commented that she is a 10 year resident, Secretary of 201-U School Board and recently received her doctorate degree. She reported that Coretta Scott King Magnet School is being honored, and will receive an award from the State of Illinois in Academic Excellent for having 92% of students who have met or exceeded State standards every year. She also stressed the importance of residents attending the school board meetings.

Ms. Deborah Stroud announced the passing of the father of Senior Citizen Committee member Marilyn Payton, and offered condolences. She also asked if there is an outlet for notifying residents when there is death in the family of our residents.

Mr. Steve Allen commented on the erection of stop signs; past due bills of elected officials, and voiced his concern with former employees asking for status of projects that only they had knowledge of.

G. DISCUSSION AGENDA

G-1: UNFINISHED BUSINESS

G-1a: First, Second, and Third Readings - An Ordinance Authorizing The Execution Of A Lease Extension And Resolution Of Disputed Items For Space No. 22 And 26 At The University Park Town Center

Mr. and Mrs. Kudo Baffour addressed the Board and stated that they would answer questions relating to the payment of rents, and the agreement between them and the Village. Mr. Baffour stated that they were not aware of what is in the lease agreement; however, in 2007 he acquired the location at #22 Town Center and the Village was to make repairs, but never did, so he did the work, because the stated that PK was to bring the facility up to code, and he was to receive rent abatement for the work that he did. He further stated that in eight years he never received any notices to pay rent.

Mrs. Baffour stated that she asked for a meeting with the Attorney and Village Board, because they want to pay their rent.

Trustee Payton commented on the verbal agreement between Mr. & Mrs. Baffour and the Village and how they are being denied an opportunity to move forward and re-coop the expenses that they put into the properties. He asked if they are willing to pay rent.

G-1a – continued:

Mr. Baffour responded that they would have to negotiate past due rent, but are willing to pay current rents.

There was no motion or second to approve or take action on this item; the following action was taken:

First, Second, and Third Readings- An Ordinance Terminating The Lease Of Space No. 22 And 26

Trustee Oscar Brown moved, Trustee Roudez seconded a motion that the Board approves to substitute an ordinance for first, second and third readings Terminating The Lease Of Space No. 22 And 26.

Motion To Amend Main Motion:

Trustee Payton made a motion to table this item, but for lack of a second this item failed to carry.

Roll Call on Main Motion:

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

Motion To Approve Carried

Ordinance Number O2013 - 03.

G-1b: First, Second and Third Readings – An Ordinance Authorizing The Execution Of A Lease Extension And Resolution Of Disputed Items For Space No. 82 At The University Park Town Center

There was no motion or second to approve or take action on this item; the following action was taken:

First, Second, and Third Readings- An Ordinance Terminating The Lease Of Space No. 82

Trustee Oscar Brown moved, Trustee Roudez seconded a motion that the Board approves to substitute an ordinance for first, second and third readings Terminating The Lease Of Space No. 82.

Motion To Amend Main Motion:

Trustee Payton made a motion to table this item, but for lack of a second this item failed to carry.

G-1b: continued:

Roll Call on Main Motion:

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

Motion To Approve Carried

Ordinance Number O2013 - 04.

G-1c: Second and Third Readings - Ordinance Amending Section 818.05 (d), Miscellaneous Regulations, Of Chapter 818, Coin-Operated Amusement Devices, Of The Codified Ordinances

Trustee Griffin moved, Trustee Roudez seconded a motion to approve second and third readings of this ordinance.

Motion To Amend Main Motion:

Trustee Oscar Brown moved, Trustee Roudez seconded a motion that the Board approves to amend the main motion Amending Section 818.05 (d), Miscellaneous Regulations, Of Chapter 818, Coin-Operated Amusement Devices, Of The Codified Ordinances and substitute with an ordinance amending Chapter 818 -01; add language to Sections 818-02; 818-03; 818-04; 818-05 (a); 818-05(c); 818-05(d). for second and third readings.

Motion To Call A Recess:

Trustee Oscar Brown moved, Trustee Roudez seconded a motion to call a recess to allow the Board time to review this document.

After opposition from Mayor Covington to a recess, Trustee Oscar Brown withdrew his motion and Trustee Roudez withdrew his second.

Motion To Amend Secondary Motion:

Trustee Payton made a motion to table this item, but for lack of a second this item failed to carry.

Roll Call On Amended Motion:

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

Motion To Approve Carried

Ordinance Number O2013 – 05.

G-1d: Second and Third Readings – Ordinance Approving A Restated And Amended Non-Recourse Note In Connection With TIF Redevelopment Project Area Number V

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

Trustee Payton referred to the error in the legal description, and asked for clarity.

Attorney Diamond explained that there was a scrivener's error in the legal description, from which incremental taxes are pledged for payment of the Note, and this actions corrects the area, as defined in paragraph 3 to that particular area only.

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

***Motion To Approve Carried* Ordinance Number O2013 – 06.**

G-2: *NEW BUSINESS*

G-2a: First Second and Third Readings – Ordinance Amending Title 2 Of The Building And Housing Code To Add A New Chapter 1430 Entitled "Elevator Safety Standards"

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

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

***Motion To Approve Carried* Ordinance Number O2013 – 07.**

G-2b: First Reading - An Ordinance Authorizing A Contract With SB Friedman & Company For TIF-Related Services

Trustee Roudez moved, Trustee Griffin seconded a motion that the Board approves first reading of this ordinance.

Ms. Jewel Walton of SB Friedman & Company introduced herself and commented that if they are approved, she would be the project manager.

G-2b – continued:

Trustee Payton asked if this would include the Town Center and the area around Family Dollar Store. He voiced his opposition to any more TIF Districts, and questioned other incentives to induce developers, such as tax abatements.,

Manager Linear responded that it would allow TIF dollars to be paid to improve other TIF areas, such as the Town Center properties.

Attorney Diamond explained the TIF promises and advantages, and suggested that a study is done to determine the eligibility of the area around Family Dollar Store location.

Ayes: Trustees Williams, Oscar Brown, Payton, Griffin, and Roudez

Nays: None.

Absent: Trustee Larry Brown.

Motion To Approve Carried.

G-2c: Resolution Of Condolence In Memory Of Mrs. Ruth Roudez

Trustee Griffin moved, Trustee Roudez seconded a motion that the Board approves this resolution.

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

Nays: None.

Absent: Trustee Larry Brown.

Motion To Approve Carried

Resolution Number R2013 - 05.

G-2d: Resolution Of Condolence In Memory Of Mrs. Marion Jones

Trustee Griffin moved, Trustee Roudez seconded a motion that the Board approves this resolution.

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

Nays: None.

Absent: Trustee Larry Brown.

Motion To Approve Carried

Resolution Number R2013 – 06.

G-2e: Appointments

Trustee Oscar Brown moved, Trustee Roudez seconded a motion that the Board approves the following appointments:

Board Of Fire & Police Commissioners: Mr. Joe Lovelace - for a three year term, and Mr. Cordell Clement - for a three year term.

G-2e – continued:

Motion To Consider Separately The Appointments

Trustee Oscar Brown moved, Trustee Roudez seconded a motion that the Board Approves to consider separately these appointments

Ayes: Trustees Williams, Oscar Brown, Griffin, and Roudez.

Nays: Trustee Payton.

Absent: Trustee Larry Brown.

Motion To Approve Carried.

Motion To Approve Appointment Of Joe Lovelace.

Trustee Payton made a motion to approve this appointment, but for lack of a second this item failed to carry.

Motion To Approve Appointment Of Mr. Cordell Clements:

Trustee Payton moved, Trustee Oscar Brown seconded a motion that the Board approves this appointment.

Motion To Amend Main Motion:

Trustee Oscar Brown moved, Trustee Payton seconded a motion that the Board table this appointment to the 2nd regular Board of Trustee Meeting in April, 2013.

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

Nays: None.

Absent: Trustee Larry Brown.

Motion To Table Carried.

G-2f: Bills Payables

Trustee Oscar Brown moved, Trustee Payton 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 January 23, 2013 to February 12, 2013. The following funds will be charged for these expenses:

General Operation Fund	\$ 171,169.48
Road & Bridge	\$ 869.81
Town Center Fund	\$ 60,502.33
University Golf Club	\$ 17,231.27
Capital Fund Project	\$ 7,510.33
TIF IV Fund	\$ 557,053.27
Payroll Fund	\$ 100.00
Total	\$ 814,436.49

Bills Payable - continued:

Trustee Griffin questioned payment to Call One.

Trustee Oscar Brown asked the amount collected for purchase of new street lights.

Village Manager Linear responded that \$7,000.00 has been collected with \$30,000.00 in pledges.

Ayes: Trustees Oscar Brown, Payton, and Griffin.

Nays: None.

Absent: Trustee Larry Brown..

Abstained: Trustees Williams, and Roudez.

Motion To Approve Carried.

I. BOARD OF TRUSTEES AND MANAGER COMMENTS

J. ANNOUNCEMENT OF SCHEDULED MEETINGS

K EXECUTIVE SESSION

L. ADJOURNMENT

Trustee Griffin moved, Payton seconded a motion that the Board adjourns the meeting of the Board of Trustee at 10:10 p.m.

Motion to Adjourn Carried By Voice Vote.

Respectfully Submitted

*Dorothy R. Jones, CMC
Village Clerk*

/drj