

# **Minutes Of A Regular Meeting The Board Of Trustees For The Village Of University Park, Will And Cook Counties Illinois, Held Tuesday, March 9, 2010 At #90 Town Center Drive, In The Village Of University Park.**

## **A. CALL TO ORDER**

Mayor McCowan called this regular meeting of the Board of Trustees to order at 8:10 p.m.

## **B. ROLL CALL**

Mayor:	Alvin R. McCowan	Present
Trustees:	Sharon A. McGuire	Present
	Oscar H. Brown, Jr.	Present
	Vivian E. Covington	Absent
	Keith J. Griffin	Present
	Joseph E. Roudez, III	Absent
	Larry B. Brown	Absent

Also present were Interim Village Manager/Finance Director David Sevier, Village Attorney Forest Miles, Village Treasurer James Ellis, Police Chief Mel Easley, Executive Liaison Johnna Townsend, Public Works Director Jerry Townsend, Parks & Recreations Director Robert Graham, Cable Studio Manager Christel Allen, IT Director Deryl Bolton, and Village Clerk Dorothy R. Jones.

## **C. PLEDGE OF ALLEGIANCE**

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

## **D. READING OF MINUTES**

Trustee McGuire moved, Trustee Oscar Brown seconded a motion to approve minutes of the regular meetings of the Board of Trustees held February 9, 2010, as presented.

Ayes: Trustees McGuire, Oscar Brown and Griffin.  
Nays: None.  
Absent: Trustees Covington, Roudez, and Larry Brown.

***Motion To Approve As Presented Carried.***

## **E. NON-DISCUSSION AGENDA**

## **E -1: Village Manager's Report**

Interim Village Manager David Sevier thanked everyone for the acts of condolences shown him and his family during the death of his father. He reported that Fire Chief Charles Exner was absent because he was at the Fire Department demonstrating the new oxygen masks for animals that were given to the department, and holding a Press Conference.

Trustee Oscar Brown requested a status on needed road repairs on Ann Lane, and asked if that street is on this year's road project list.

Manager Sevier responded that the street is not on this year's five-year plan, but they would be looking at the five-year plan, and perhaps move it up; they are looking at Regent Road, however, Circle Drive was done last year.

Trustee McGuire asked if the Board could tour the newly renovated fire department, and if a flow chart of long-term and on-going projects and road repairs could be done to let the Board and public know what is being projected and also to assist with budget preparations.

Public Works Director Jerry Townsend responded that it is his intention to assemble a chart with the information requested by Trustee McGuire, which would allow for planning many years in the future, and not just a five-year plan.

Trustee Griffin asked if there are any outstanding EEOC cases, and if there are any, which lawyers are involved.

Manager Sevier responded that there are no new EEOC cases, and that there is one case where the complainant has a lawyer, that case has been on-going for approximately two years.

## **E-2: Mayor's Report**

Mayor McCowan reported that on the agenda later tonight would be a request for first reading on the budget ordinance, and asked the public to hold any questions that they may have until the public meeting to address the budget. He noted that passage of first reading would allow the Board to move forward with the budget process, and that there would be a budget workshop with the Board, Finance Committee and the public is invited. After passage of first reading, copies of the proposed budget would be available for public viewing and available at Village Hall. It would also be posted on the website for 30 days prior to final action.

Mayor McCowan also reported that the Village of University Park had not received the tax rate from the County, but the intent of the Board is to keep the taxes low.

### **E-3: Committee & Commission Reports**

Trustee McGuire gave an update on the 2010 Census Committee, and informed residents that another questionnaire called the American Community Survey is coming out and residents should complete that form as well as the Census form from the Census Bureau. She also noted that this is the final week that job placement testing would be done at #90 Town Center Drive; however, beginning March 19, 2010 and ending April 28, 2010 representatives from the census bureau would be at #90 Town Center Drive to assist individuals in completing the census forms and also address the fact that University Park residents were mailed forms that reads "Park Forest". Trustee McGuire stated that along with Johnna Townsend and Trustee Covington they are working with the Census Bureau to attempt to correct that error and make sure that residents in this Village are counted fairly.

### **E-4: Reports Of Other Officers**

Parks & Recreation Director Robert Graham thanked those who participated in the parent/child dance held at the Golf Club, and noted that there were approximately forty participants.

Cable Studio Manager Christel Allen reported that there are still some Bull tickets available for the Young Broadcasters fundraiser. She also thanked residents for their patience with the audio problem on Tv4 and stated that Comcast has fixed their problem and the studio had obtained some new equipment that should eliminate those problems. However, she asked that residents contact the cable studio if the problem persists.

Trustee McGuire complimented Ms. Allen on the brochure that was so beautifully done by the Young Broadcasters, and asked if copies were available for the public.

Ms. Allen responded that printing of the brochure was done by a company that has supported them, and unfortunately only enough copies were made for the studio participants and the Board.

Trustee Griffin reported on a letter he received from the McMillan Group who made a presentation to the Board on February 23<sup>rd</sup> and indicated that he would share the letter with the Board.

**Reports Of Other Officers – continued:**

Public Works Director Jerry Townsend reported that road work on University Parkway from Crawford to Steger/Monee Road has been approved and work will probably begin later this year; Bid Opening for the Will-Center Road project will be held on March 25, 2010; SSMMA is sponsoring a tuition free NIMS compliant workshop on March 20, 2010 from 9:00 am to noon at their office in East Hazel Crest for all elected officials and certain emergency responders. He also reported that he was appointed as Chair of the Disaster Committee for the South Suburban Public Works Committee.

Mayor McCowan thanked Attorney Miles for his hard work in getting BP Amoco to put up the funds for repairs to Will-Center Road to allow access for our residents and students to the elementary school in Monee.

Golf Club Manager Paul Blockoms reported that the golf club is now open daily from 6:00 until 11:00 week nights and until midnight or 2:00 am on weekends.

**F. DISCUSSION AGENDA**

***F-1: UNFINISHED BUSINESS***

***F-1a: Second Reading – Ordinance Adopting A Redevelopment Agreement Pertaining To Redevelopment Site No. 2a In Amended Redevelopment Project Area Number V [Clorox Services Company]***

Trustee McGuire moved, Trustee Oscar Brown seconded a motion that the Board approves second reading of this ordinance.

Trustee Oscar Brown referred to page 16, section 4.2(g) Penalty, and stated that he would like to see that strengthen.

The Board discussed provisions they would like to see including step assessment increase with number of violations.

Attorney Miles responded that he would present a calculation provision for next reading, and present the concerns of Trustee Brown and the Board to Clorox. He also explained how the rent reimbursement vs. tax increment works and noted that with the competitive nature of the business and the number of communities vying for this company, this is one of the incentives to help bring this company to the Village of University Park.

**F-1a: continued:**

Trustee Griffin commented that he found out that last year a company gave money to a certain individual's campaign, and asked if Clorox would have a problem with giving money to the Village to help defray cost in the Parks & Recreation Department.

Attorney Miles asked Trustee Griffin what type of contribution he would like to see.

Trustee Griffin responded that he would like a commitment of \$5,000.00 to \$10,000.00 designated to Parks & Recreation.

Ayes: Trustees McGuire, Oscar Brown, Griffin,  
Nays: None.  
Absent: Trustees Covington, Roudez, and Larry Brown.

***Motion To Approve Carried.***

***F-1b: Second Reading - Ordinance Adopting A Second Addendum To Redevelopment Agreement Pertaining To Redevelopment Site No. 1 In Redevelopment Project Area Number V [Commerce Center Park I, LLC And Clorox Services Company]***

Trustee McGuire moved, Trustee Oscar Brown seconded a motion that the Board approves second reading of this ordinance.

Ayes: Trustees McGuire, Oscar Brown, Griffin,  
Nays: None.  
Absent: Trustees Covington, Roudez, and Larry Brown.

***Motion To Approve Carried.***

**F-2: NEW BUSINESS**

***F-2a: First Reading – Ordinance Authorizing The Execution Of A Sales Contract With EZ Links Golf, Inc.***

Trustee McGuire moved, Trustee Oscar Brown seconded a motion that the Board approves first reading of this ordinance.

Golf Club General Manager Paul Blockoms explained the essence of this ordinance and how it would allow for better inventory control, and the cost is essentially two rounds of golf for thirty six months for EZ Links.

**F-2a continued:**

IT Director Deryl Bolton commented that, as the Board was aware, there were issues at the Golf Club with inventory control, and this system would encompass all areas of the golf club, and would be upgraded at no cost to the village. Additionally, if we are not satisfied, EZ Link will pay to switch us back. However, this software allows for 24 hour booking of tee times.

Trustee Oscar asked if the Board could have a demonstration of this equipment before final reading.

Ayes: Trustees McGuire, Oscar Brown, Griffin,  
Nays: None.  
Absent: Trustees Covington, Roudez, and Larry Brown.

***Motion To Approve Carried.***

***F-2b: First Reading – An Ordinance Adopting The Budget For All Corporate Purposes Of The Village Of University Park, Will And Cook Counties, Illinois, In Lieu Of The Appropriation Ordinance For The Fiscal Year Commencing On The First Day Of May, 2010, And Ending On The Thirtieth Day Of April, 2011***

Trustee McGuire moved, Trustee Oscar Brown seconded a motion that the Board approves first reading of this ordinance.

Village Manager Sevier stated that if first reading of this ordinance is passed, copies would be available for the public at village hall beginning tomorrow, March 10, 2010. Additionally, a public workshop is scheduled for April 13, 2010 at 6:30 pm here at #90 Town Center, and at that time residents would have an opportunity to voice their concerns.

Ayes: Trustees McGuire, Oscar Brown, and Mayor McCowan.  
Nays: Trustee Griffin.  
Absent: Trustees Covington, Roudez, and Larry Brown.

***Motion To Approve Carried.***

***F-2c: First Reading – An Ordinance Approving the University Park Employee Policy Manual***

Trustee Griffin commented that he has some changes that he wants in the policy manual, and asked if they would be included.

**F-2c: continued:**

Manager Sevier indicated that he had not received any changes from Trustee Griffin, however his comments would be reviewed and the Labor Attorney would be reviewing the manual before next reading. He asked the Board to get him any inclusions they would like as soon as possible.

Ayes: Trustees McGuire, Oscar Brown, and Mayor McCowan.  
Nays: Trustee Griffin.  
Absent: Trustees Covington, Roudez, and Larry Brown.

***Motion To Approve Carried.***

**F-2d: Resolution Approving A Statement Of Preliminary Terms Pertaining To Redevelopment Site No. 3(B) In Amended Redevelopment Project Area Number V [Omar Medical Supplies, Inc.]**

Trustee McGuire moved, Trustee Oscar Brown seconded a motion that the Board approves this resolution.

Trustee Oscar Brown stated that he would like stronger employee commitment.

Trustee Griffin stated that he would like them to commit to contributions to Parks & Recreation.

Ayes: Trustees McGuire, Oscar Brown, Griffin,  
Nays: None.  
Absent: Trustees Covington, Roudez, and Larry Brown.

***Motion To Approve Carried***

**Resolution Number 2010 – 07.**

**F-2e: Resolution Designating The Month Of March As “Women’s History Month”**

Trustee McGuire moved, Trustee Oscar Brown seconded a motion that the Board approves this resolution.

Trustee McGuire read the resolution.

Ayes: Trustees McGuire, Oscar Brown, Griffin,  
Nays: None.  
Absent: Trustees Covington, Roudez, and Larry Brown.

***Motion To Approve Carried***

**Resolution Number 2010 – 08.**

**F-2f: Appointment – To The Golf Club Advisory Committee**

Trustee McGuire moved, Trustee Griffin seconded a motion that the Board approves the appointment of Mr. Robert Travis to the Golf Club Advisory Committee.

Ayes: Trustees McGuire, Oscar Brown, Griffin,  
Nays: None.  
Absent: Trustees Covington, Roudez, and Larry Brown.

**Motion To Approve Carried.**

**F-2g: Bills Payable**

Trustee McGuire moved, Trustee Oscar 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 two (2) weeks from February 24, 2010 to March 9, 2010. The following funds will be charged for these expenses:

General Operation Fund	\$	271,545.00
Road and Bridge Fund	\$	29,219.39
Town center Operations	\$	1,901.29
University Golf Club	\$	34,167.46
Capital Project Fund	\$	8,064.62
TIF I – Town Center Fund	\$	40.60
TIF II – Industrial Park Fund	\$	67.50
TIF IV – Governor’s East Fund	\$	<u>2,932.50</u>
<b>Total</b>	<b>\$</b>	<b>347,936.26</b>

Trustee Griffin asked for clarity on payments related to check numbers 69273 – medical reimbursement, 69225 – Glacier Energy, 69194 – Blue Cross/Blue Shield, 69268 – Reinhart Food (finance charges), 69249 – McCarthy-Duffy, 69272, 69235, and 69279.

Manager Sevier responded that check number 69273 – medical reimbursement ends at the end of this fiscal year, and that Mr. Kaupas is covered as a retiree, 69225 – Glacier Energy is for electricity as opposed to ComEd, however with these rates he is in the process of looking for another vendor, 69194 – Blue Cross/Blue Shield seems higher because of the hiring of five new employees in the police and fire departments, 69268 – Reinhart Food (finance charges) only a portion is finance charges and this happens when the bills are received late, however those that are sent late are objected to; and check number 69279 will be voided.

**Bills Payable – continued:**

Attorney Miles responded to concerns related to check #69249 – McCarthy-Duffy and noted that his bill is higher than usual because he drew up two new TIF Agreements, handling litigation and the BP Amoco. However, a large portion of these fees will be reimbursed back to the village.

Ayes: Trustees McGuire, Oscar Brown, Griffin,  
Nays: None.  
Absent: Trustees Covington, Roudez, and Larry Brown.

***Motion To Approve Carried.***

## **G. GENERAL PUBLIC COMMENTS**

Ms. Sandra Heard addressed the Board and commented that she has extended the hours at the Assessors Office to make it more convenient for seniors and residents. They are open until 6:00 p.m. on Thursdays beginning March 15, 2010; she also voiced her concern with the rent incentive that Clorox has with the Village as opposed with the property owners; she requested clarity on the first year agreement with EZ Link; asked the date of the budget workshop, and stated that the finance committee had not reviewed the policy manual as stated on the cover sheet.

Mrs. Mary Truss addressed the Board and stated that the second annual Black & White Woman Of The Year Gala and Student Essay Contest would be held on March 27, 2010 at the University Golf Club & Conference Center. She requested cooperation and support from village residents. She also stated that during National Women History Month we should honor our women. She also commented on the upcoming re-districting once the 2010 census is complete, and noted that she has petitions to get the position of the League of Women Voters on the ballot.

Mr. Robert Travis addressed the Board and stated that recently he has been attending and in contact with Palos Heights Cable Studio, and learned that their Board meetings are aired live, and asked if this is something University Park could consider.

## **H. BOARD CAUCUS**

Mayor McCowan suspended the meeting from 9:20 p.m. to 9:30 p.m. to allow the Board time to caucus. He reconvened the Board meeting and the following responses were given to concerns raised by residents under general comments:

**Board Caucus & Responses – continued:**

Attorney Miles responded to Ms. Heard relating to the rent incentive for Clorox noting that there are two TIF Agreements, one with Clorox and one with the property owners, however there is only one rent allowance for Clorox; relating to the policy manual, he noted that was a typo and would be corrected.

Manager Sevier responded to Ms. Heard relating to EZ Link stating that there is no dollar rate, and the 36 month agreement is at no charge. However, if within the 36 months we decide to purchase the equipment from EZ Link a percentage of the \$16,190.40 fee for the equipment would be invoiced to the village for payment. Additionally, he stated that if the village gives up two tee times at non peak times to EZ Link in exchange for equipment, web page, and 24 hour tee time booking.

**I. ANNOUNCEMENT OF SCHEDULED MEETINGS**

**J. TRUSTEES COMMENTS**

**K. EXECUTIVE SESSION (none)**

**L. ADJOURNMENT**

Trustee McGuire moved, Trustee Griffin seconded a motion to adjourn the regular Meeting of the Board of Trustees at 9:50 p.m.

***Motion to Adjourn Carried By Voice Vote.***

Respectfully Submitted,

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Dorothy R. Jones, CMC  
Village Clerk