

# **The Regular Meeting Minutes Of The Board Of Trustee For The Village Of University Park, Will And Cook Counties Illinois, Held Tuesday, May 26, 2009 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 8:45 p.m.

Village Clerk Dee Jones announced that Trustee Larry Brown had called and stated that he was out of town on business, and requested to attend this meeting electronically.

Mayor McCowan asked if there were any objections from members of the Board to Trustee Larry Brown attending this meeting electronically. No objections were noted.

## **B. ROLL CALL**

Mayor:	Alvin R. McCowan	Present
Trustees:	Sharon A. McGuire	Present
	Oscar H. Brown, Jr.	Present
	Vivian E. Covington	Present
	Jimmie D. Young	Present
	Joseph E. Roudez, III	Present
	Larry B. Brown	Present (Electronically)

Also present were Village Attorney Forest Miles, Interim Village Manager/Finance Director David Sevier, Village Treasurer James Ellis, Police Chief Mel Easley, Executive Liaison Johnna Townsend, Public Works Director Jerry Townsend, Fire Chief Charles Exner, Parks & Receptions Director Robert Graham, Golf Club Manger/PGA Golf Pro Paul Blockoms, IT Director Deryl Bolton, Director of Communications Sherry Williams, Economic & Community Development Director Kimberly Porter, 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 Covington moved, Trustee McGuire seconded a motion that the Board approves a table of the minutes of May 12, 2009

**Reading of Minutes – continued:**

Ayes: Trustees McGuire, Oscar Brown, Covington, Young, Roudez, and Larry Brown (Electronically)  
Nays: None.  
Absent: None.

***Motion to table carried.***

**E. NON-DISCUSSION AGENDA**

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

Interim Village Manager David Sevier reported that repairs to the railroad crossing at University Parkway and Governors Highway had been completed and asked if it did not feel good. He thanked Director Townsend for his efforts in getting that mission accomplished. He also reported that the village hall parking lot lights are now repaired and on; He stated that he would like to take this time to congratulate Mr. Robert Graham on his Masters in Sports Administration.

Mr. Sevier continued his report and stated that as we continue to focus on things in our town, other villages around us are increasing their boundaries and land locking the Village of University Park, for example, he referred to two maps that he passed to the Board. One for the Village of Frankfort, where they are trying to annex all the way up to Dralle Road, which will not allow our industrial park to expand further west. The Village of Monee has also annexed some property just east of Harlem off of I – 57 up to Olendorf Road.

Trustee Covington stated that she thought that University Park had taken steps to protect our boundary lines.

Attorney Miles responded that he and the Board have been working with the Village of Monee for several years, but they refuse to negotiate boundary line agreements. Therefore, if the Village of University Park wants to stop these other towns from land locking us, we must take aggressive steps to annex land surround this village, by negotiating with land owners and developers.

Mayor McCowan commented that we need a joint workshop with the Plan Commission, Public Services & Utilities Committee and the Village Board to work out strategy to protect our boundaries.

Attorney Miles commented that one of our biggest problems is that we do not own or control our sewer and water system. However, Monee does not either, but they have an interchange off of I-57.

**Village Manager's Report – continued:**

Trustee Covington asked for a status on her request that all village owned vehicles are marked and housed in the village when the user is off work. She stated that she wants an ordinance in place.

Mr. Sevier responded that Mayor McCowan stated he wanted to hold a workshop on that issue. Responding to Trustee Larry Brown relating to the status of the audit, he stated that he will be setting up a workshop, however he is still waiting for the axillaries from the Fire and Police Boards.

Trustee Covington asked if the Village did anything to legally re-coop loses suffered as a result of the lost tractors at the Public Works Department, and are alcohol and drug testing still being done.

Manager Sevier responded that a claim was filed with our insurance company relating to the tractor, and that alcohol and drug testing is being done as per policy & procedures.

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

**Award Presentation**

Accompanied by Trustee Covington, Mayor McCowan presented an award plaque to Ms. Rachael Crockett, a former Young Broadcaster, upon her graduation from Columbia College.

Ms. Rachael Crockett thanked the Mayor and Trustee Covington for this recognition, and thanked Christel Allen and Rhonda for the excellent training that she received in University Park with the Young Broadcasters. She stated that without the training and experience with the Young Broadcasters she would not have done as well as she did at Columbia College.

Mayor McCowan continued his report by reporting on the status of projects that he, our consultant, and the Board have been working on. He expressed sincere gratitude for the efforts of Richard Boykin, Barnes and Thornburg, Village Manager David Sevier, IDOT and Village Engineer Joel Koenig of CMT, their companies and individual expertise were instrumental in presenting key points to strengthen the importance of these projects. He stated that he received a call from Representative Lisa Dugan that she and Senator Toi Hutchinson have included \$45 million dollars into the State Capital Bill approved this week for University Park. Funding from the Bill is for the construction of the I-57 interchange. In addition, they are also pushing for the 2.5 million requested for Cicero Avenue improvements, Mayor McCowan noted that this was a result of good hard work of Representative Lisa Dugan and Senator Toi Hutchinson that University Park will be receiving these funds, and he thanked them.

**Mayor's Report – continued:**

Mayor McCowan stated that there is also \$760,000.00 set aside for repairs along the Cicero Corridor, and approximately 3 million dollars for the widening of University Parkway, so we still need approximately four million dollars for the road widening project. He further stated that these projects are not from tax payers dollars.

**Swearing In Of Fire & Police Commissioner**

Accompanied by Mayor McCowan and Police Chief Mel Easley, Village Clerk Dee Jones administered the Oath of Office to Fire & Police Commissioner Jimmie D. Young.

Mayor McCowan also read a resolution thanking former Trustee Jimmie D. Young for his service as a Village Trustee.

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

Trustee Covington thanked those individuals who came out for the Health Fair, and voiced her disappointment that more residents did not come out. She noted that there were at least twenty-five vendors.

Trustee Larry Brown reported on a trip he and Trustee McGuire took to Springfield for Lobby Day, stating that they met with Senator Toi Hutchinson and Representative Dugan and had productive discussions relating to the I-57 Interchange and other projects necessary for the growth and development of our town. He stated that both Senator Hutchinson and Representative Dugan said that would prefer to see elected officials rather than lobbyists.

Trustee McGuire reported on the trip she and Trustee Larry Brown took to Springfield for Lobby Day, and commented on the fact that she was able to observe the Senate in action, and saw students from a school in our surrounding region, and stated that she would like to recommend that students in our school district are given a Turn-Around-Day to interact with, and preside as governmental officials, and that we take students to Springfield to allow them the experience of seeing government at work.

Trustee McGuire stated that Representative Dugan suggested that we partner with the Will County Governmental League who has grants and programs for issues such as this.

Trustee Larry Brown reported that Representative Dugan is Chair of Secondary Education Committee, and that he has spoken with Jim Harris relating to developing programs for remedial students and getting this into our schools.

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

Parks & Recreations Director Robert Graham made the following report: Summer Day Camp begins on June 15 with two additional sessions to follow, with one in July and one in August. This summer's camp has some new and exciting things planned including our new introductory partnership with XSTREME Learning Foundation where we bring sports and science together and some really fun field trips.

We have also partnered with the Chicago Bulls Training Academy to present a fundamental camp for Boys and Girls ages 6-14. The camp will take place every Saturday in June from 12:30 – 2:30pm at the Crete-Monee Middle School. The cost for University Park residents is \$60 per child. Additional information is available by contacting the office at 708.534.6456.

Village Attorney Forest Miles reported on the Hearing by the Illinois Commerce Commission relating to the Declaratory Judgment filed by Aqua Water Company relating to Sandra Oaks Condominium. He reported that the Administrative Law Judge sent everyone back to come back with a workable option. He next hearing is scheduled for June 9, 2009 at 1:30 p.m. at 160 N. LaSalle, Room C800. However, there will be no shut-offs as long as this action is being heard.

Interim Manager Sevier reported that Will County will be out at #90 Town Center on Wednesday, May 27, 2009 from 1:00 p.m. to 8:00 p.m. interviewing applicants for approximately ninety jobs for both adults and students. He also reported that Coretta Scott-King Magnet School came in 1<sup>st</sup> of 3 schools in Illinois in the Illinois Baccalaurean Program.

## **F. DISCUSSION AGENDA**

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

***F-1a: First Reading – 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, 2009 And Ending On The Thirtieth Day Of April, 2010***

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

Trustee Covington stated that she sees the decrease in the percentage of increase for non-union employees and stated that she wants to see performance based increases.

**F-1a: continued:**

Trustee Roudez asked if there are provisions in this budget for maintenance technicians at Riegel Farm, and stated that he would like to see at least two (2) full-time maintenance technicians at Riegel Farm.

Trustee Griffin referred to an article he read relating to General Assistance in Orland Hills, and asked if the Village of University Park could set up our own General Assistance Fund.

Mr. Sevier responded that there is an ordinance in place relating to assistance that perhaps needs to be re-visited.

Trustee McGuire commended that the Village donated \$2500.00 to the League of Women Voters Park Forest Area to sponsor the first Woman of the Year Award, and stated that if the Village plans to continue this support that it should be included in the budget.

Trustee Covington commented that the generous donation from an industrial park business owner is not to be included into the budget, as part of the agreement.

Ayes: Trustees McGuire, Covington, Roudez, and Mayor McCowan.  
Nays: Trustees Oscar Brown, Griffin, and Larry Brown (electronically.)  
Absent: None.

***Motion to approve carried.***

***F-1b: Second and Third Readings – Ordinance Amending Title 10 Of The Traffic Code, Sections 299.6-02 Entitled “Immobilization/Towing And Impoundment Of Motor Vehicles” Specifically Sections 299.6-02(1) (a) and (b) And 299.6-02(6)***

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

Ayes: Trustees McGuire, Covington, Roudez,  
Nays: Trustees Oscar Brown, and Griffin  
Absent: None.  
Abstained: Trustee Larry Brown (electronically)

***Motion to approve carried***

**Ordinance Number 2009 – 16.**

**F-1c: First, Second, And Third Readings – An Ordinance Amending Ordinance No. 2009-02 Authorizing The Sale Of A Vacant Parcel Of Real Estate Identified As Parcel F-3 In The Governor's Gateway Industrial Park (TIF 2) Redevelopment Project Area [Vacant Land Generally Located On The South Side Of Bond Street Between Central And Governors Highway]**

Trustee Roudez moved, Trustee McGuire seconded a motion that the Board approves this ordinance.

Trustee Covington asked if the Village is getting ,market value for this property, and stated that she wants an appraisal.

Attorney Miles gave a general description of the land in question and noted that the property is virtually landlocked with no value to anyone other the prospective buyers who wants to expand their parking. He also stated that we published twice in the newspaper and received no other inquiries.

Trustee McGuire asked if that piece of property was included in the appraisals of Village property that was done previously. If so, what was the value of the property.

Attorney Miles explained the purpose of TIF incentives, noting that they are to encourage business and job creations in the Village, and he will check the appraisals.

Trustee Larry Brown commented that in essence we are looking to re-coup \$46,000.00 after expenses, and not the full \$50,000.00, so if the property is more valuable than that we should explore the options.

Trustee Covington moved, Trustee McGuire seconded a motion to table this item.

Ayes: Trustees McGuire, Oscar Brown, Covington, Griffin, Roudez, and Larry Brown (electronically.)

Nays: None.

Absent: None.

***Motion to Table carried.***

## **F-2: NEW BUSINESS**

**F-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 Larry Brown seconded a motion that the Board approves second and third readings of this ordinance.

**F-2a: continued:**

Trustee Larry Brown asked if this ordinance means that we are re-taking over our own elevator inspections, and any financial burden associated with the inspections.

Attorney Miles responded that if we adopt the State Fire Marshall Agreement as listed as agenda item G-2d we would have to amend our ordinance to include it.

Fire Chief Charles Exner stated that the financial burden would be no more than it has been in the past. Over the years, the State Fire Marshall takes full control of elevator inspections, although we contract with Thompson Elevator Services, the property owners reimburse the Village for the inspections.

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

***Motion to approve carried***

**Ordinance Number 2009 – 17.**

***F-2b: First, Second, And Third Readings – Ordinance Declaring Certain Department Of Public Works Equipment No Longer Necessary Or Useful To The Village And Authorizing The Sale Or Disposal Of Said Equipment [1996 GMC Truck]***

Trustee Oscar Brown asked why were the provisions of our ordinance for disposal of village property not being followed, and why did we not go out for bid.

Manager Sevier responded that this was a piece of junk, that one gentleman wanted to purchase for parts.

Trustee Oscar Brown moved, Trustee Covington seconded a motion to amend this ordinance by striking paragraph 3 and use provisions in chapter 238 to dispose of this vehicle.

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

***Motion carried to amend ordinance.***

**Roll call on Main Motion:**

Ayes: Trustees McGuire, Oscar Brown, Covington, Young, and Larry Brown (electronically.)  
Nays: Trustee Roudez.  
Absent: None.

***Motion to approve, as amended carried***

**Ordinance Number 2009 - 18.**

**F-2c: Resolution Approving An Athletic Facility Use Agreement With Governors State University**

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

Trustee Covington asked if there were any fees to our residents associated with this agreement.

Mr. Sevier responded that GSU only wants help to keep the facility clean.

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

**Motion to approve carried**

**Resolution Number 2009 – 18.**

**F-2d: Resolution Authorizing The Execution Of An Illinois Elevator Safety Program Agreement With The Office Of The State Fire Marshal**

Trustee Covington moved, Trustee Larry Brown seconded a motion that the Board approves this resolution.

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

**Motion to approve carried**

**Resolution Number 2009 – 19.**

**F-2e: Resolution Authorizing The Execution Of An Agreement With Civiltech Engineering, Inc. For Land Appraisal Services In Connection With The Appraisal Of 800 University Parkway In University Park**

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

Trustee McGuire asked this item did not go out for bid, and stated that the Board might want to look at these companies that we just customarily do business with, without looking at another source.

Attorney Miles stated that normally we do not go out for bid for professional services, so when he was approached on this item he just called the firm that we have dealt with in the past.

**F-2e: continued:**

Trustee Larry Brown asked how does this tie into other appraisal in the TIF District that was done approximately two or fours ago.

Attorney Miles responded that the law does not require appraisal of TIF Properties, however, in furtherance of a proposed business, the prospective owners have requested an appraisal of this property before moving forward with the Dollar Store project.

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

***Motion to approve carried***

**Resolution Number 2009 – 20,**

**F-2f: Appointments – Trustee Liaisons**

Trustee Roudez moved, Trustee Covington seconded a motion that the Board approves the appointment of Trustee Joseph Roudez, III as Trustee Liaison to the Parks & Recreations Advisory Committee, and Trustee Keith Griffin as Trustee Liaison to the Public Services & Utilities Committee.

Trustee Oscar Brown asked when would he be appointed to a committee or commission.

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

***Motion to approve carried.***

**F-2g: Bills Payable**

Trustee Oscar Brown moved, Trustee Covington 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 May 13, 2009 to May 26, 2009 in the following funds:

General Operation Fund	\$ 389,246.40
General Operation Fund	\$ 4,293.95
Road and Bridge Fund	\$ 12,573.98
Town Center Operations	\$ 1,188.58
University Golf Club	\$ 56,769.86
Capital Project Fund	\$ 1,457.90

**F-2g: - Bills Payable – continued:**

TIF – I Towncenter Area Fund	\$	54.00
TIF II – Industrial Park Fund	\$	1,545.75
TIF III – Cicero Industrial Fund	\$	1,194.75
TIF IV – Governors East Fund	\$	210.00
TIF V – Dralle Industrial Fund	\$	<u>75.00</u>
<b>Total</b>		<b>\$468,610.17</b>

Trustee Covington referred to page 5 and asked for clarity on insurance payments, and page 2 attorney fees.

Attorney Miles stated that his invoices are always itemized.

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

***Motion to approve carried.***

## **G. GENERAL PUBLIC COMMENTS**

Mr. Ed. Johnson, UP Tennis Coach addressed the Board and gave a 5 million tennis challenge, he stated that tennis season is in effect and he needs to use all tennis courts in the village, including the court in the Vista Homeowner Association. For additional information, and to sign up for tennis lessons, please contact him.

Mr. Les Garrett commented on the new zip code that goes into effect shortly, and asked where would the post office be located, or when would we get the post office. He also commented on the lack of a grocery store and voiced his concern that residents have to travel so far to shop.

Mr. Art King commented that the information for funding for an interchange at I-57 is good news, and asked that once the Governor signs off, when would work on I-57 begin. Referring to the athletic agreement between the village and GSU, Mr. King asked what the maintenance cost to the village would be.

Ms. Sandra Heard commented that she feels that there was not sufficient notice given to inform the public of the Public Hearing for the Budget, and asked why this did not go out on Robo calls; she requested a time frame for receiving the axillaries for the audits, and stated that she feels that 45 million dollars is a small amount of money for the I-57 project; She asked how much money is needed for the village to complete renovations at the Fire Department, and if the money from Congressman Halverson would cover the cost of the renovation; and asked why does the Finance Committee not have a Trustee Liaison.

**General Public Comments – continued:**

Mary addressed the Board and stated that she heard that employees get a 50% discount at the Golf Club, and if so, why not all village residents.

Mrs. Letha Grey addressed the Board and commented on the methods used by the Village to communicate with residents. She stated that the sign board at Village Hall scrolls and is unreadable unless you park, and everyone does not have cable, she also asked if more advance notice can be given to residents informing them of events. Additionally, she commented on the rates for parks & recreations activities, stating that the fees are too high, and that she feels that there should be special rates for residents.

Ms. LaVerne Williams asked if the Board plans to provide to the residents their plans to evaluate the budget, and report back to the public and the finance committee.

## **H. BOARD CAUCUS**

Mayor McCowan suspended the meeting at 10:30 p.m. to allow the Board time to caucus. He reconvened the Board meeting at 10:42 p.m. and the following responses were given to concerns raised by residents under general comments:

Trustee Covington responded to the concern relating to the post office, stating that the new zip code for University Park is 60484, and that it took her five years to get the zip code, and we would continue to use Park Forest Post Office, because the Post Master General states that they are not opening any more post offices because they are closing many post offices. She stated that she is still working to get a Postal Unit Sub station in the village. Relating to better communication to the public, she stated that due to the cost of mailing letters, they decided to use Robo Call. However, attempts will be made to get notices out sooner.

Attorney Miles responded to concerns relating to lack of a grocery store and stated that Kim Porter is working with a group that has shown interest in acquiring the Co-Op facility. Information has been sent to them, and the Village should hear something in the near future.

Mayor McCowan responded to the issue relating to work on I-57 noting that once the Governor sign the Bill, he feels work would begin in approximately 18 months, and funding would come in over a period of five years; IDOT will handle the funds, and would have to acquire necessary land in the area of I-57; Regarding funds from Congressman Halverson for renovating the Fire Station, he stated that hopefully, the funds would cover the project; Relating to Trustee Liaison to Finance Committee, he stated that Board decided to appoint Village Treasurer Jim Ellis as Board Liaison, noting that elected and appointed officials are serving as Board Liaison to some committees.

**Board Caucus/Responses To General Public**

Responding to concerns relating the audits, Interim Manager Sevier responded that the 2006 audit is completed, the first draft of 2007 is available for review, they are still working on 2008 and the axillaries are being finalized now; Relating to rates for parks & recreation activities, he stated that he would check into the fee structure to see what can be done for residents, and relating to evaluation of the budget, he stated that he felt that all questions were answered.

**I. ANNOUNCEMENT OF SCHEDULED MEETINGS**

**J. BOARD & MANAGERS' COMMENTS**

**K. EXECUTIVE SESSION**

None.

**L. ADJOURNMENT**

Trustee McGuire moved, Trustee Roudez seconded a motion to adjourn the regular meeting of the Board of Trustees at 11:15 p.m.

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

Respectfully Submitted,

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Dorothy R. Jones, CMC  
Village Clerk