

Minutes Of The Regular Meeting Of The Board Of Trustees For The Village Of University Park, Will And Cook Counties Illinois, Held Tuesday, July 10, 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 7:04 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	Present

Also present were Village Manager Lafayette Linear, Village Attorney Stewart Diamond, Village Treasurer Devon Dilworth, Police Chief Melvin Davis, Parks & Recreation Director Keely Childress, Public Works Director Jerry Townsend, Golf Club General Manager/PGA Paul Blockoms, Cable Studio Manager Eddie Pearson, Fire Chief Charles Exner, Finance Director Gloria Gibson, 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. READING OF MINUTES

Trustee Griffin moved, Trustee Roudez seconded a motion that the Board approves minutes of the special meeting held Thursday June 7, 2012.

Motion To Amend Minutes of June 7, 2012

Trustee Roudez moved, Trustee Oscar Brown seconded a motion that the Board approves to amend the minutes of the special meeting held Thursday June 7, 2012 to strike all comments from Trustee Payton's Parliamentary Inquiry except his actual Parliamentary Inquiry.

Approval of Minutes of June 7, 2012 – continued:

Trustee Payton asked to read into the record the comments that were being stricken; however, after clarification from Attorney Diamond, he summarized those comments noting the positive things that Mayor Covington has done in the village during her first year as Mayor which he stated exceeded anything done by prior administration since the inception of 40 + years of University Park as a Village, that included her efforts to bring economic development to the Village, better working relationship with Governors State University resulting in GSU becoming a four-year University; her recognition and award by the Veterans Administration for her work with veterans, and her efforts to move this Village forward during a legal court battle to retain her seat as Mayor.

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

Motion To Approve Amendment Carried.

Roll Call On Main Motion:

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

Motion To Approve Minutes of June 7, 2012, As Amended Carried.

Trustee Oscar Brown moved, Trustee Griffin seconded a motion that the Board approves minutes of a regular meeting and the Board of Trustees held June 12, 2012.

Trustee Oscar Brown and Mayor Covington noted corrections on to be made under the Mayor's Report; and under F-2b: and F-2d. (the minutes of June 12, 2012 have been amended to reflect changes)

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

Motion To Approve Carried.

E. NON-DISCUSSION AGENDA

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

Village Manager Linear reported on the development of a TIF on University Park as an incentive to bring economic development in the village, beginning with being able to accommodate the construction of Family Dollar Store.

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

Mayor Covington began her report by recognizing and presenting a resolution to Carol Key upon her retirement after thirty-one (31) years of service at the Village of University Park. Village Clerk Dee Jones read the resolution.

Mayor Covington reported on the computer and foreign language training at the University Park Library, and that IDES (Illinois Department of Employment Security) would be hold job training at the library every Monday and Wednesday; she extended condolences to the Lawson Family, the McGhee Family, and Patti Guinn for loses of loved ones, and announced that more companies are coming to the village in the near future.

Mayor Covington relinquished a portion of her report to Craig Blanchette, Manager of Aqua Water Company.

Mr. Blanchette gave update on the water and sewer rate increases that recently went into effect as approved and granted by the Illinois Commerce Commission under File #IL-0436, and distributed literature to the public relating to those rate increases. He noted that as of March 26, 2012 Aqua had completed their third mailing to residents informing them of the rate increases; however, he stated that once the rate increases went into effect they had received hundreds of complaints. He gave an update of what Aqua has done to justify the rate increases and the recovery of their cost for the past 15 – 17 years during which there was no increase.

Several members of the audience voiced their concerns with the rate increases and major increases in bill totals and usage with the new meters that were installed including the following:

Mrs. Susan Boko commented that while she did not originally object to the rate increase, because she realized that there been no increase in several years; however an increase her bill from approximately \$62.00 per month to \$190.00 per month reflected a 150% increase, and her water usage went from 11,000 gallons to 22,000 per month, and she stated that she feels the meter is incorrect. She asked for clarity on her concerns.

Mr. Blanchette responded that he would review her bill, and have a technician come out to determine the cause, and if the meter is faulty it would be replaced and adjustments made, because the average home usage is approximately 5800 gallons per month.

Trustee Roudez commented that while Aqua has a monopoly on water and sewer service in this village the residents want better quality water, and asked Mr. Blanchette if Aqua is willing to partner with the village to look at solutions for better water until we are able to bring in Lake Michigan water. He also voiced his concern that Aqua has spent approximately one million dollars in Kankakee for renovation of, or for programs for the youth, and not for University Park.

Mr. Blanchette responded that they annually give to the scholarship fund; have constructed a new water treatment plant in the village; however, the amount of re-investment into the community is based on the service area, and that Kankakee is a much larger service area.

Trustee Payton shared some tips on how residents can help reduce their cost by checking for leaks, drips, etc. and that he installed water softeners to help with the quality of the water. He noted that at the IML last year he spoke with Mr. Blanchette regarding a cooperative effort to help bring soft Kankakee water to the village, but he feels at this time the cost is prohibitive.

Trustee Larry Brown commented that he agrees with Trustee Roudez on Aqua's investment in our youth and stated that he too would like to see more involvement in University Park. He would also like to see a public/private partnership to bring a purification plant to this area; and thanked them for the job opportunities through hydrant painting.

Mayor Covington commented that the Board is looking at having home owners install water softeners before sale or lease, and she wants to work with Aqua to look at programs that residents could see some return on their money to offset the rate increases.

Trustee Williams asked if and when does Aqua flush hydrants. Mr. Blanchette responded that as required by law, they flush at least annually; however, in areas where one flushing is not enough, they will flush more frequently, as it relates to the concern of Mrs. Marilyn Crockett; and he stated that relating to water quality, Aqua is willing to work with the Village on that project.

Trustee Griffin commented on his being required to have a new meter installed, or have his water turned off when the old one was working, and asked to know why. Mr. Blanchette responded that the ICC requires that meters are replaced every six to ten years.

E-3: Committee & Commission Reports

Trustee Payton asked HSSEC Chair Donna Gaston to give an update on upcoming village activities and events sponsored by the HSSEC.

Committee & Commission Reports – continued:

Mrs. Gaston gave an update on upcoming village activities and events including the Jazz & Blues Fest Saturday, July 14th featuring Ruby Andrews, and the Gospel Fest on Sunday, July 15th at Pine Lake. Cost for Saturday is \$10.00 for residents, and \$15.00 non-residents, and on Sunday the cost is \$5.00 for residents and \$10.00 for non-residents.

Mr. Robert Travis reported on the Family Festival beginning with a four day carnival from August 16th – 18th with the Back to School Fling on the 18th. He stated that the cost for unlimited rides at the carnival would be \$20.00.

Trustee Payton reported that they are looking at a cake baking contest and a barbeque cook-off on August 18th. Also that ReMax Synergy would be bringing a race car to the Back To School Festival & Carnival that would be available for viewing and picture taking.

Trustee Oscar Brown reported that the regular meeting of the Plan Commission of June 15th was cancelled, and the next meeting would be July 18th. He also stated that the Plan Commission needs training.

Mayor Covington commented that she had found some no cost training that she shared with Ms. LaVerne Williams, and she would share with Trustee Brown.

E-4: Reports of Other Officers – Department Updates:

Police Chief Melvin Davis thanked residents for calling in when they saw something suspicious, and reported that a Community Awareness Seminar would be held on July 30, 2012.

Public Works Director Townsend reported that Will County would begin road repairs and patching on University Parkway tomorrow; however, the roads would be re-opened at the end of each workday until the project is finished.

Parks & Recreation Director Keely Childress reported that build day for the KaBoom Playground would begin July 26th with the prep, and the building would be done July 28, 2012. She asked for volunteers to come out and assist. She presented the new Parks & recreation brochure and thanked Mayor Covington, Trustee Roudez, Manager Linear, and Mr. Perkins for such a beautiful job.

Golf Club General Manager Paul Blockoms reported on the progress of the golf club course, noting that the course is in excellent condition, and invited golfers to come out and play. He also reported that line dancing is back at the golf club on Tuesday nights.

Reports of Other Officers – Department Updates- continued:

Village Treasurer Devon Dilworth reported that he is looking at an ordinance for the treasurer and stated that he hopes it will be on the next agenda; that \$400,000.00 in checks were not given to him to sign, therefore the village is in violation of state law.

Village Manager Linear responded that there are no stated duties for the Treasurer other than what is mandated by State Statute, and there is no requirement that the Treasurer sign all checks; checks are valid when signed by any two of the listed signatories.

Village Attorney Diamond commented that he agrees with Mr. Linear, that the Treasurer position is State regulated, Municipalities do not have to pass an ordinance; however, he will review the ordinance that Mr. Dilworth wants to bring forward.

F. GENERAL PUBLIC COMMENTS

Mrs. Mildred Morgan commented that she would like to see more highlights of University Park on our local television WUPC Tv4, and less of other communities. She also asked for information on the Young Broadcaster's Program.

Mr. Michael Castillion commented that to date he never got a return call from the Mayor's office; he wants Aqua Water Company to provide bottled water to residents of University Park since the water is of such poor quality; that he is starting his own talk show called Mic on Mic; and that there is a need for an internal affairs division in the police department.

Ms. Sandra Heard questioned the budget noting that she does not see the reduction in salaries, and that there are new programs and new benefits. She also requested that the finance committee is again provided with finance reports; relating to the TIF she asked if there would be a review of TIF Compliance; if a forensic audit would be done, and when would the other audits be completed. She referred to an anonymous e-mail that she received attaching certain Board members, and stated that if the public wants respect, they must give respect, and that she does not respect anyone who will not sign their name, and anonymous e-mails are worthless.

Mrs. Gloria Barnett-Brookins voiced her complaint relating to ADA Compliance. She stated that three years she has made her concern known about handicapped signs not in conformity; lack of the required marked spaces and permits for handicapped, and asked that the village make this a priority. She asked to know when and why is the general public required to sign in if they want to speak at a meeting; if there was an amendment to the standing rules, or approved by the Board; she would like to Attorney Diamond to explain why the public cannot have full agenda packets prior to the meetings, and wants more agendas available at the meetings.

Ms. Jolanda White reported that the first football game would be August 19th, and asked to know when the water fountains at the parks would be fixed or replaced.

Mr. Robert Travis commented that he did not see anything wrong with the comments of Trustee Payton that were stricken from the minutes.

Responses to General Public Concerns:

Eddie Pearson responded to Mrs. Morgan relating to the Cable Studio stating that air time for other community business is paid for, and the Young Broadcaster program would begin the last week in September, and that there is already a waiting list.

Mayor Covington commented that she too would like to see village events covered on a more frequent basis. She also responded to Ms. Heard relating to a forensic audit stating that it is in the works; that the new bus shelters are all ADA compliant.

Manager Linear stated that in order to get a better look at the financial losses he would have to go to the State's Attorney and file complaints to track missing funds, which is quite costly.

Jerry Townsend responded to Mrs. Barnett-Brookins relating to handicapped signage and striping parking spaces stating that he would begin installing new signs on Monday that would reflect a \$250.00 fine for violation; and would begin striping and numbering spaces later this summer.

Trustee Oscar Brown referred to the need for seal coating the town center properties, and asked Mr. Townsend if he would strip for the handicapped spaces prior to the seal coating. Mr. Townsend responded that the striping would begin after the seal coating.

Trustee Williams voiced her concern with the need for a stop sign at Governors House Apartment entrance, and standing water on Pin Oak when it rains.

Mr. Townsend responded that they have cleaned the drains; however, the water drains slowly, and that the Manager is to draft a letter to the residents informing them of the problem and process. Also, Code Enforcement can direct Governors House to erect a stop sign.

Village Clerk Dee Jones responded to Mrs. Barnett-Brookins stating that no less than 25 agendas are available at every meeting; that it was a decision of the Board, and covered by the OMA not to provide complete agenda packets to the public prior to the meetings, and having to sign in before speaking at a public is an attempt to have more order in that process.

Keely Childress responded to the concern of Ms. White relating to broken water fountains stating that the fountains were removed because they were constantly being vandalized; however, they will be repaired and replaced, and she asked residents to monitor and call the police when they see vandalism occurring.

G. DISCUSSION AGENDA

G-1: UNFINISHED BUSINESS

Motion To Amend Agenda Placement

Trustee Griffin moved, Trustee Roudez seconded a motion that the Board approves to move item G-2a up to the first item on the agenda.

G-2a: First, Second and Third Readings - An Ordinance Amending Chapter 244 Of The University Park Code To Make Modifications Regarding The Budget Process

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

Trustee Oscar Brown moved, Trustee Roudez seconded a motion that the Board approves to strike, amend, replace and add the main motion as follows:

From Section 1: Strike 5/8-2.9 and replace with "5/8 -2-9", and Strike 5/8 – 9.9 and replace with "5/8 – 2-9.11":

From Section 2: Add after in and strike "the" and replace with "Section 5/8 – 2-9 through 5/8 – 2-9.11 from Chapter 65 of Illinois Compiled Statues.

From Section 3: Add after the word expenditures, which include the Municipality and all of its boards, commissions, and departments.

Trustee Oscar Brown stated that the wrong sections from State Statue were listed, and this amendment would include new sections, and adopt out of agenda order.

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

Motion To Approve Carried

Ordinance Number O2012-22.

G-1a: First, Second and Third Readings – 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, 2012, And Ending On The Thirtieth Day Of April, 2013

G-1a: continued:

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

Trustee Oscar Brown moved, Trustee Roudez seconded a motion that the Board approves to amend the main motion to add a line item to the budget entitled Technical Resource Center in the amount of \$50,000.00.

Trustee Payton asked the reason for this amendment and to know what effect this would have on the working capital.

Village Manager Linear responded that the funds would come from the Reserve Funds.

Trustee Oscar Brown responded that once the budget is passed, it would require a 2/3 vote to change and he also wanted to see who the obstructers were, and suggested that TIF Funds are used for this project.

Mayor Covington commented that she does not see the need for another Technical Resource Center because there is one at the University Park Library where they just received 18 new laptop computers. She asked why take away funds from the village that could be used for lights, police vehicles and other items when these services are available at the library.

Trustee Payton asked if funds come from the reserve, how much would be left.

Village Manager Linear responded that the last audit showed a deficit of 2.5 million dollars; however, this budget presented has a \$142,000.00 surplus, and any expenditure would come from that reserve.

Attorney Diamond commented that if these dollars would be placed in the ordinance as TIF funds that would change the bottom line of the budget ordinance.

Village Manager Linear commented that the village has allocated its 25% of TIF Funds already, therefore we would need to add the \$50,000.00 to general fund.

Trustee Larry Brown moved, Trustee Payton seconded a motion to amend the motion to first reading only.

Trustee Larry Brown stated that he would like to have another workshop on the budget.

Ayes: Trustees Payton, Griffin, Larry Brown and Mayor Covington.

Nays: Trustees Williams, Oscar Brown, and Roudez.

Absent: None.

Motion To Approve First Reading Carried.

**G-1b: First Reading – Ordinance Adopting A Development Agreement By
And Between The Village Of University Park And University Park P1,
LLC**

Attorney Diamond commented that we would ask the Board to consider a table of this item; he reported on his meetings with Mr. Louthen and his attorney relating to this project, noting that he reviewed the Re-development Agreement presented on June 12, 2012, and the Resolution that was approved on February 28, 2012 and noticed significant changes in the ordinance, the resolution and the ordinance currently presented; therefore, he and his firm cannot advise the Board to proceed at this time. He also stated that he is still unclear on the original intent, and who would benefit from this project, and clear up the land acquisition of the land. He further stated that he has worked with Mr. Louthen on other projects and has respect for him; that this is an attractive project, but does not see adequate information to make a recommendation to the Village Board.

Mr. Louthen commented that this is an important project for the village, and that he is committed to work with Attorney Diamond in answering the concerns; however, timing is essential for purchase of the land, and that he is sure the areas of confusion will be worked out.

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

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

Motion To Table Carried.

G-2: NEW BUSINESS

**G-2b: First, Second and Third Readings – Ordinance Amending Chapter
210 Of The Codified Ordinances, Section 210-01, Standing Rules, To
Add New Subsection 210-01(r), Standing Rule Eighteen "Standards
Of Civility"**

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

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

Motion To Approve Carried

Ordinance Number O2012-23.

G-2c: First, Second and Third Readings – Ordinance Amending Ord. No. O2012-15, Ordinance Authorizing The Execution Of A Lease Agreement With Kenneth Kidd, Individually And D/B/A KDK Decorators, For The Operation Of A Contractor/Real Estate Office In Space No. # 8 In The Up Towncenter Building

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

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

Motion To Approve Carried

Ordinance Number O2012-24.

G-2d: Resolution Authorizing Reimbursement from the Special Tax Allocation Fund of Expenses Incurred in Connection with a Family Dollar Retail Store (SMR Acquisitions - Family Dollar Retail Store)

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

Trustee Payton commented that he has questions relating to whether the intention will exceed the value of this project, and stated that he would like a workshop.

Attorney Diamond explained that this resolution only states that any cost incurred by the developer before the agreement is approved could be included in the reimbursement cost.

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

Motion To Approve Carried

Resolution Number R2012-19.

G-2e: First Reading – Ordinance Approving a Purchase-Sale Agreement for the Sale of Certain Village Owned Real Property and Approval of a Redevelopment Agreement (SMR Acquisitions - Family Dollar Retail Store)

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

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

Motion To Approve Carried.

G-2f: First Reading – Ordinance Authorizing The Execution Of A Lease Agreement With Town Builder Studios Chicago, LLC For Space No. 6 In The University Park Towncenter Building

Trustee Roudez moved, Trustee Larry Brown seconded a motion that the Board approves a table of this item.

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

Motion To Table Carried.

G-2g: First Reading – Ordinance Authorizing The Acquisition Of One 2013 Ford Police Pursuit Vehicle Which Includes LED Lights And Siren

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

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

Motion To Approve Carried.

G-2h: Bills Payable

Trustee Roudez 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 last two (2) weeks from June 27, 2012 to July 10, 2012. The following funds will be charged for these expenses:

General Operation Fund	\$ 205,535.28
Road & Bridge	\$ 4,683.31
University Golf Club	\$ 30,848.05
Capital Project Fund	\$ 51,043.37
Total	\$292,110.01

Trustee Larry Brown commented on the amount paid to Davis Staffing, and asked the number of employees working.

Trustee Payton referred to check number 76973 to Lavelle Calvin and asked for clarity; referred to check number 76980 to CMT, and asked if there are any more work related payments due, and if the amount owed was budgeted.

Village Manager Linear responded that he would research the payment to Mr. Calvin, because the payment reflect an odd amount; relating to CMT he stated that the village owes them approximately \$467,000.00 that was budgeted in the prior year budget, and that \$100,000.00 is budgeted this year.

Trustee Griffin referred to check number 77023 for IT Maintenance, and asked for clarity because the details were unclear.

Trustee Roudez asked for clarity on check number 77024 to Move of God Ministries. Manager Linear responded that the cost was for tent rental for this weekend musical fest at Pine Lake.

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

Motion To Approve Carried.

I. BOARD OF TRUSTEES AND MANAGER COMMENTS

J. ANNOUNCEMENT OF SCHEDULED MEETINGS

K EXECUTIVE SESSION (Litigation - Pending Litigation Against, Affecting, Or On Behalf Of Public Body; And Personnel - Appointment/Employment/ Compensation/ Discipline /Dismissal Of An Employee/Review of Closed Session Minutes)

L. ADJOURNMENT

Trustee Roudez moved, Trustee Griffin seconded a motion that the Board adjourns the regular meeting of the Board of Trustee at 10:54 p.m.

Motion to Adjourn Carried By Voice Vote.

Respectfully Submitted

,

*Dorothy R. Jones, CMC
Village Clerk*

/drj