

***Minutes Of The Regular Meeting Of The Board Of Trustees For The Village Of University Park, Will And Cook Counties Illinois, Held Tuesday, March 13, 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 7:13 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 Ivan Tomic, Village Treasurer Devon Dilworth, Police Chief Melvin Davis, Parks & Recreation Director Keely Childress, Public Works Director Jerry Townsend, Executive Liaison Johnna Townsend, Deputy Fire Chief Brian Chellios, Golf Club General Manager/PGA Paul Blockoms, Cable Studio Manager Eddie Pearson, and Village Clerk Dorothy R. Jones.

**C. PLEDGE OF ALLEGIANCE**

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

**D. READING OF MINUTES**

Trustee Roudez moved, Trustee Griffin seconded a motion that the Board approves minutes of the Board of Trustees held, March 3, 2012 as presented.

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: Village Manager's Report**

Village Manager Lafayette Linear reported on his meetings with Mayor Covington and adherence to her management directives and noted that they are beginning to yield tangible and quantifiable results. Some of the more notable accomplishments since the beginning of the year include: Cleo's Liquor store has closed, and they are currently cleaning the site and plan to develop a renovation plan to utilize the space for the Kids Health Club, and Parks & Recreation has recruited sufficient participants to begin our pilot program. He will be contacting Mr. Alsbury this week to schedule the Train the Trainer Program; He continues to meet with representatives from the Industrial Park to foster a corporate citizenship relationship and reconcile TIF agreements. Over the last two weeks he has completed work on Blue Lynx and Reinhart Foods; He reported on a field trip to Sternberg Lighting Company in the process of compiling a street lighting project for this summer on University Parkway, from Western Avenue to either Steger Road or Crawford Avenue; and he is continuing to explore ways to operate the Village's summer employment and activity programs more effectively. He noted that he has interviewed or spoken with a few staffing agencies, with the objective of having an agency supply the village with summer help. He explained that the Village would select the employees; however they would be members of the staffing agencies staff, therefore relieving us of any employee related cost such as insurance and payroll taxes.

Trustee Roudez asked to know how the village would save money with the newly proposed employment program for seasonal help when we are paying a staffing company; he also voiced his concern with the lack of rents being received from tenants in the Town Center, and asked to know what steps are being taken to collect rents.

Manager Linear responded that the savings would be significant, because they are negotiating \$1.50 per hour as the amount the Village would pay per employee. Relating to collection of rent from Town Center tenants he stated that they are scheduling appointment with all businesses in the town center and have already been asked by KDK to renew their lease, and he plans to meet with PK'S this week with the intent to address all the tenants.

Trustee Williams asked to know the names of the businesses that are paying rent. Manager Linear responded that he does not have that information at hand, but would provide it to Trustee Williams.

Trustee Griffin asked to know when the Kids Health Club would open, and asked for clarity on check numbers 5889; 5899; and 6016 that were approved on the bills payable on March 3, 2012.

Manager Linear responded that hopefully the Kids Health Club would open by the week of Spring Break, and that he would respond to the concerns related to the checks on Wednesday.

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

Mayor Covington reported that she has secured free mediation training for Board members and staff; she reported on the numerous meetings she attended over the last two weeks including meetings with Industrial Park businesses regarding being involved in a partnership with the village and advertising in the Communicate. She also reported on the potential for a four million dollar grant that the village is trying to partner with GSU, University Park Library, Aqua Water Company and Industrial Park Businesses; on her efforts working with IDOT for lighting along University Parkway, and noted that Center Point at GSU is interested in working with the Town Center. Mayor Covington commented on the advantages of Digital Divide coming to University Park, and the efforts that are being made to bring that to fruition. She also reported that she was Principal of the Day at Rich East High School, and that she has been selected to serve on the panel that meets on March 17, 2012.

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

Trustee Williams reported that the GED Program that she worked to bring to village residents is going well, people are signing up; The Golf Club is looking up, and she encouraged residents to support that facility. She introduced Mr. Jimmy Tonth of J.Y.D. Hauling who gave the Board and public a synopsis of his business venture.

Mr. Jimmy Tonth of J.Y.D. Hauling stated that he does hauling, basement and garage cleaning and other work of that nature, and that a portion of the funds that he collects he donates to charitable organizations. His number is (708) 575-2375.

Trustee Payton reported that the HSSEC is working with Sub-committees to bring events of celebration to University Park. He noted that Mr. Roosevelt Martin is Chair of the Sub-committee for a Job Fair to be held on April 20, 2012; Ms. Sandra Warren, Chair of Community Block Party & Village wide Garage Sale to be held June 9<sup>th</sup> and 10<sup>th</sup>, 2012; Mrs. Bobbi Greer, Chair for the Jazz, Blues & Gospel Fest to be held July 13<sup>th</sup> and 14<sup>th</sup>, 2012; and the Back To School Free Carnival and Fest will be August 17<sup>th</sup> thru 19<sup>th</sup>.

Ms. Tamika Moore and another representative from Aunt Martha's Service reported on the services that they provide for University Park residents and children with disabilities. She noted that they have partnered with GSU in providing these federally funded services that include full day programs for kids of parents in school or working, and information on their home bound programs. These services are offered Monday through Thursday for 8:00. – 11:30 a.m. and 12:30 – 4:00 pm.

Trustee Oscar Brown reported that on December 15, 2011 he and resident Ms. Cynthia Hudson attended a hearing of the Illinois Commerce Commission relating to a request from Aqua for an increase in rates. He reported that while the Commission did grant a rate increase, he feels that because of the testimony that they gave, the order for the increase was less than what Aqua had requested.

Trustee Oscar Brown reported on a meeting of ALNAC that was held March 12, 2012 where the commission extended the SBA Grant, and that the Chair is to continue negotiating with Governor Quinn to release the land that has been purchased so construction can begin on the third airport. He noted that the commission has agreed to name the first terminal in honor of the late Henry Hyde, and he thanked Elk Grove Village's Mayor Johnson for his support of this project, and noted that Mayor Johnson stated that his support of the third airport was not against expansion of O'Hare Airport, but because he knows that there is a need for a third airport in this region.

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

Public Works Director Jerry Townsend reported on the status of the PACE Shelters, and noted that within the next month he will again meet with the PACE Engineer and Will County Engineer as they move forward with that project; and that Fairway Estates will begin to move the dirt stockpiles on March 14, 2012.

Parks & Recreation Director Keely Childress reported on the upcoming programs including a Basketball competition on March 28<sup>th</sup> at Crete-Monee Middle School, and she asked for participation from the Board and Staff.

Mayor Covington reported that First Baptist Church is hosting WOW (Worship on Wednesday) throughout the month of March; and that Mr. Phillip Gaston, husband of Donna Gaston passed away earlier today.

Village Treasurer Dilworth reported that he is concerned with the reporting of budgetary items, and that he will be addressing those concerns with the finance department.

Village Clerk Dee Jones reported that Early Voting began in her Office on February 27, 2012 and continues through March 15, 2012. She stressed the importance of residents exercising the rights to vote.

## **F. DISCUSSION AGENDA**

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

**F-1a: Second And Third Readings – Ordinance Adopting A Redevelopment Agreement Pertaining To Redevelopment Site No. 4(A) In Amended Redevelopment Project Area Number V [TCB – NWC Venture, LLC.]**

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

Trustee Griffin referred to pages 5 and 10 of the agreement and voiced his concern with the minimum of five jobs designated for University Park residents.

**F-1a – continued:**

Mayor Covington noted that the Developer has agreed to put two hundred thousand dollars into a job training program that could double the number of residents trained for specific jobs. She also noted that they have agreed that they received over three hundred thousand dollars in error that they would be returning to the Village upon finalization of this contract. The re-development agreement was never completed therefore they were not entitled to those payments.

Trustee Roudez referred to the two hundred thousand dollars that is to be put into a job training program and asked if we had identified where those funds would be used, and asked that these funds are put into a separate account, and not used as general funds.

Village Attorney Tomic responded that once this legislation is approved, the village would get a total of \$525,000.00 from this developer.

Trustee Oscar Brown referred to page 15 and voiced his concern with the growth of the company and the commitment of only five jobs for residents, and asked if the developer could re-negotiate with Smucker's, and look at a percentage of jobs for residents rather than a minimum of five.

Manager Linear responded that we negotiated in good faith, and does not feel it would be to our advantage to go back at this late date.

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

***Motion to Approve Carried***

***Ordinance Number O2012-08.***

***F-1b: Second and Third Readings – Ordinance Authorizing The Execution Of An Intergovernmental Agreement Between The Village Of University Park, The County Of Will And The Monee Fire Protection District For Improvements At The Intersection Of C.H. 6 Manhattan – Monee Road At Egyptian Trail/Central Avenue***

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

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

***Motion To Approve Carried***

***Ordinance Number O2012-09.***

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

**F-2a:**        *First Reading – Ordinance Authorizing The Execution Of A Consulting Agreement Between The Village Of University Park And Bertha Mitchell Smith To Serve As A Resource Development Specialist And Grant Writer*

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

Trustee Larry Brown referred to page 3 of the document, and stated that he wants to see all expenses defined and not just referenced.

Trustee Roudez stated that he feels spending is out of hand and that grant writing is one of the responsibilities of the Economic Development Director, and asked why that position is not being filled. He also stated that money could be saved by using the services of the National League of Cities for grant writing.

Manager Linear responded that it was the will of the Board to fund this project, and that all Department Heads look at grants and ways to bring in funds through the grant process, however, they have more direct day-to-day responsibilities for their departments, and a professional grant writer would be more advantageous. He also stated that he does not feel that an organization like the National League of Cities would avail them to write grants for each municipality in the organization.

Trustee Payton stated that he recommended the individual based on her listed accomplishments. However, he does not know her personally, but knows that a \$40,000.00 investment could result in millions of dollars in funds for the village, and that he feels that grant writing takes full-time research.

Trustee Williams asked if there are plans to hire an Economic Development Director, and include grant writing in the job description.

Manager Linear responded that he is looking at re-vamping the job description.

Trustee Oscar Brown voiced his concern that there is no waiver of the bid process; that he noticed that the individual has experience in grant writing for the health care profession, and asked why this process was not open to an expert in municipal government funding. He also asked if we could become a 501-3c organization.

Manager Linear responded that as a municipality we do not qualify for tax exempt funding.

Ayes:            Trustees Payton, and Larry Brown.

Nays:            Trustee Williams, Oscar Brown, Griffin and Roudez.

Absent:          None.

***Motion Failed To Carry.***

**F-2b: Resolution Of Condolence In Memory Of Shannon Nunn**

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

Trustee Payton read the resolution.

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

**Motion To Approve Carried**

**Resolution Number R2012-02.**

**F-2c: Resolution To Expedite The Issuance Of Permits By The Illinois Department Of Transportation**

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

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

**Motion To Approve Carried**

**Resolution Number R2012-03.**

**F-2d: Resolution To Protect Voter Rights**

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

Trustee Larry Brown commented that while he appreciates the examples set forth in the document, he feels it is too lengthy, and should emphasize the State of Illinois.

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

**Motion To Approve Carried**

**Resolution Number R2012-04.**

**F-2e: Bills Payable**

Trustee Larry Brown moved, Trustee Griffin 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 February 29, 2012 to March 13, 2012. The following funds will be charged for these expenses:

General Operation Fund	\$ 211,273.86
Road & Bridge	\$ 13,110.48
Towncenter Operations	\$ 107.84
University Golf Club	\$ 24,430.75
Capital Project Fund	\$ 7,272.43
TIF II – Industrial Park Fund	\$ 122.50
TIF V –Dralle Industrial Park Fund	<u>\$ 300,000.00</u>
<b>Total</b>	<b>\$ 556,317.86</b>

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

***Motion To Approve Carried.***

**F-2f: First, Second And Third Readings – Ordinance Authorizing The Execution Of A Partial Assignment and Assumption Of A Redevelopment Agreement**

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

Trustee Griffin asked to know what the changes would entail.

Village Attorney Tomic responded that the terms would remain the same as with the previous developers, that this is just a change in ownership.

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

***Motion To Approve Carried***

**Ordinance Number O2012-10.**

**F-2g: First, Second And Third Readings – Ordinance Authorizing Opening  
An Escrow Agreement And Depositing \$250,000.00**

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

***Motion To Amend Main Motion:***

Trustee Roudez moved, Trustee Oscar Brown seconded a motion that the Board approves to amend the main motion to first reading only.

Village Attorney Tomic commented that the developer wants to begin work now, and he explained the process of an Investor depositing one million dollars in an escrow account and requesting that the Village deposits \$250,000.00. He noted that he added language that would extend the date to January 25, 2013 as the date to close and have the bonds in place. He also stated that the village would not lose the money if these terms are adhered to by that date.

Mayor Covington commented that this development would enhance the Village and with someone taking a risk with us, we need to be pro-active and move forward. She emphasized the fact that GSU is aggressively moving forward and will be building dormitories in the near future to be prepared for a four year university in 2014.

Trustee Oscar Brown stated that as it stands now he will not vote in favor of this, because there is no agreement in place that defines exactly what is entailed, not because we do not want the development, but because there are too many unanswered questions.

Trustee Griffin asked the attorney and village manager to make sure that our money will not be touched as long as we adhere to the terms of the agreement, and in voting for this he asked to know when we will have up to date audits.

Attorney Tomic responded that as long as we close on the 6.5 million dollar bonds by January 25, 2013 we would not lose our investment.

Manager Linear stated that there is ample time to complete the audits, and that is why the date was extended to 2013.

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

Nays: Trustees Payton, and Larry Brown.

Absent: None.

***Motion To Amend To First Reading Only Carried.***

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

***Motion To Approve First Reading Carried.***

## **G. GENERAL PUBLIC COMMENTS**

Mr. James Bell referred to the first paragraph on the Agenda Cover Sheet and asked for clarity on the public's ability to participate in discussion on the agenda.

Mr. Roosevelt voiced his concern with the action of the Board on the last agenda item, and asked if we are going to risk losing this project because the Board cannot agree.

Mr. Cornell McIntosh addressed the Board as a representative for an alternative energy company, and asked to know how he would best address this matter to the Board.

Ms. Sandra Heard commented that the Monee Assessor's Office would be hosting another workshop on Thursday March 22, 2012 at her office at #46 Town Center Drive; She stated that she applauds the Mayor in efforts to repay TIF companies, and asked if these funds will be kept separate; asked to know when work would begin on the 2012-13 budget, and voiced her concerns with the \$250,000.00 escrow deposit.

Mrs. Mildred Morgan commented on her concern that a hiring firm would be engaged to employ our youth for the summer, and asked Trustees to explain how they feel about our kids not having jobs at home while letting kids come from outside the village and take the jobs.

## **H. BOARD CAUCUS**

Mayor Covington suspended the meeting from 9:10 to 9:27 pm to allow the Board an opportunity to caucus. The Board returned and the following responses were given to general public comments.

Village Clerk Dee Jones responded to the concern of Mr. Bell and noted that currently individuals are allowed to speak on matters on the agenda, and also to voice their concerns during General Public comments.

Trustee Payton responded to concerns relating to approving an escrow account noting that the attorney, village manager and the investors are very concerned with the audits, and that he is not convinced that second and third readings will pass because the Board cannot agree on the process. He also stated that he hopes we have not lost the funding as indicated by the investor.

Mr. Jim Louthen commented that we may have lost the million dollars funding today, because now he has to tell the investor that the Board states they are committed to the project, but did not agree to pass three readings of the ordinance. He also noted that timing is an issue, because this is to be a 2012 project that might be delayed. He asked the Board if there are any other issues that he might address to help move this project forward.

Trustee Williams responded to Mrs. Morgan relating to jobs and stated that the village is not taking jobs away from the youth, but is developing a more cost efficient method of handling seasonal workers for the Village. She noted that our department heads would work with the staffing agency and interview and hire the applicants, giving first preference to our youth.

Trustee Payton responded to question relating to preparation of the budget and stated that the finance director and the village manager are working on the budget, and it would be presented to the finance committee in the near future.

**I. ANNOUNCEMENT OF SCHEDULED MEETINGS**

**J. TRUSTEES' COMMENTS**

**K. EXECUTIVE SESSION**

Trustee Oscar Brown moved, Trustee Williams seconded a motion that the Board moves into executive session for purposes of personnel at 9:59 pm.

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

Nays: None.

Absent: Trustee Larry Brown.

***Motion To Approve Carried.***

The Board returned from executive session at 10:32 pm and resumed the regular meeting.

**L. ADJOURNMENT**

Trustee Oscar Brown moved, Trustee Roudez seconded a motion that the Board adjourns the regular meeting of the Board of Trustee at 10:33 pm.

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

*Respectfully Submitted,*

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*Dorothy R. Jones, CMC  
Village Clerk*