

**Minutes Of The Regular Meeting Of The Board Of Trustees For The Village Of University Park, Will And Cook Counties Illinois, Held Tuesday, October 28, 2014 At #90 Town Center Drive In The Village Of University Park**

**A. CALL TO ORDER**

At 7:07 p.m. Village Clerk Jones announced that Mayor Covington was running late, and she was informed that the Board wants to move forward with the meeting. She noted for the record that it is required that the Board elects a Temporary Chair to preside over the meeting until the Mayor arrives. She did a roll call to ascertain that a quorum was physically present.

**B. ROLL CALL**

Mayor:	Vivian E. Covington	Absent
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, Police Chief Ed Bradley, Parks & Recreation Director Keely Childress, Deputy Fire Chief Brian Chellios, Finance Director Joe Jones, Cable Studio Christel Allen, Community Relations Employee Dana Barnes, and Village Clerk Dorothy R. Jones.

**Motion To Appoint A Temporary Chair:**

Trustee Griffin moved, Trustee Williams seconded a motion to appoint Trustee Roudez as Temporary Chair.

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

***Motion To Approve Carried.***

## **C. PLEDGE OF ALLEGIANCE**

Temporary Chair Roudez led the audience in the Pledge Of Allegiance to the Flag of the United States of America.

## **D. APPROVAL OF MINUTES**

Trustee Griffin moved, Trustee Oscar Brown seconded motion to approve the minutes of the regular meeting held October 14, 2014.

Trustee Larry Brown noted that he was present at this meeting.

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

***Motion To Approve Carried.***

Mayor Covington arrived at 7:15 PM and assumed the Chair. She apologized for being late, and stated that she would like the minutes that were approved earlier to be reconsidered.

### **Motion To Reconsider Action Taken On The Minutes Of October 14, 2014:**

Trustee Payton moved, Trustee Oscar Brown seconded a motion to reconsider action taken on the minutes.

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

***Motion To Approve Carried.***

Mayor Covington referred to page 3: paragraph 6 and asked that it be added the year 2015 at the end of her report; she also noted under general public that it was Mrs. Mary Truss, not Mary Pruitt who asked the question under General Public .

### **Approval Of Minutes Re-considered With The Noted Changes:**

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

***Motion To Approve Carried.***

## **E. REPORTS OF ELECTED & APPOINTED OFFICIALS**

### **Other Elected Officials Report**

Trustee Roudez reported on his recent trip to Springfield where he made a presentation relating to an OSLAD Grant application that the Village Of University Park had made for major improvement at our Pine Lake facility, and hopefully, we will receive approximately 225,000.00

Trustee Larry Brown reported on a meeting he had with Bob Howard relating to relocating the court from Peotone to University Park. He again asked Manager Linear to follow up with Circuit Clerk McGuire and/or Mr. Howard to move this process forward

Trustee Williams thanked all of those individuals who had sent cards and well wishes during her recent absence from the meetings. She shared with the public that she had surgery but is now recovering fantastically, and able to assume all of her duties that she was elected to do.

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

Village Manager Linear reported on the Technical Resource Center project, noting that the specifications and the project were re-bid to reduce the scope and cost. The new bids included a low bid within the expected cost of the project, and hopefully this contract will be on the next agenda; he and staff continues to meet with local businesses and schools to develop a partnership for the purpose of enhancing business and employment opportunities for Village residents. He also reported on progress of the University Parkway reconstruction project, noting that phase 1 reconstruction from Central Avenue to Cicero Avenue at an estimated cost of \$5.1 million is moving forward. Additionally, a substantial amount of TIF funds have been deposited into the Village's Special Tax Allocation Fund, and 11 companies are scheduled to receive reimbursements from these funds. Work with the SSMMA Enterprise Zone designation for targeted areas in our area continues and that our group includes Matteson, Monee, Park Forest, Richton Park, and University Park. He noted that the enterprise zone is designed for the State of Illinois to provide economic benefits to companies looking to build or expand within the State, and incentives include no sales tax on building supplies and other benefits.

Village Manager Linear reported that the auditors have completed the field work for the fiscal year 2011 financial statement, and that the report is currently being drafted. The auditors have committed to begin the fiscal year 2012 audit at the conclusion of the current project and that the State Comptroller's Office is kept apprised of our progress and they have registered no objections. Additionally, public works staff is preparing number 6 Town Center Drive for occupancy by the Austin Peoples Action Center satellite office and training center. We expect to have the lease on the agenda for the next Board meeting.

**Village Manager's Report Continued:**

Trustee Roudez stated that Police Chief Bradley, in an effort to help reduce crime in our community is looking at establishing an anonymous tip line that would allow residents to report criminal activity when they see it without the fear of the perpetrators knowing who made the call.

Village Manager Linear responded that he would discuss this matter with Chief Bradley.

Mayor Covington asked if the Village is cutting down dead and infected trees, and for clarity on leaf pickup.

Manager linear responded that leaf pickup is not done by the Village but by individual homeowners.

Trustee Oscar Brown asked Manager Linear for a status with lighting and street repairs on Fiesta Drive. He also congratulated Manager Linear for his induction into GSU's Pi Alpha Alpha International Honor Society For Public Affairs And Administration.

Manager linear responded that they are looking at getting the lights fixed this year, and street repairs next year.

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

Mayor Covington reported that hopefully University Park will receive a grant in the amount of \$225,000 for renovations at Pine Lake, and she thanked Robinson Engineers for keeping us informed on applicable grants; she reported on a company named Global International regarding smart lighting that she has been in communications with; she also commented on rumors that she heard that Police officials from other jurisdictions were searching homes in University Park relating to possible victims of a serial killer recently captured in Gary, Indiana.

Mayor Covington reported on an event she attended at Governors State University, and the grand opening of the I- 57 and 294 expressways along with Trustee Griffin. She also voiced her concerns with the lack of heat for such a long period of time, and reports of vandalism and intimidation at Thornwood House, and stated she would be following up with the management company on this matter.

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

No reports given.

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

Parks and Recreation Director Keely Childress reported that the poles for the netting is up, and should be completed by November 8 at the Fairway Estates. She thanked those who volunteered to donate candy and their time for the Oktoberfest.

Police Chief Bradley reported that they are aware of the heating problem at Thornwood House and that they had increased patrols in that area. He also reported that the University Park Police Department did a walk-through of the cityscape complex in search bodies as a result of the incidents in Indiana.

Trustee Payton reported on his meeting with members of the Tenants Association At Thornwood House where the heat has been out for 2 weeks. He assured the tenants that the Association is working for them.

Mayor Covington thanked Chief Bradley and the Police Department for their rapid response to the damage at the Circle tot lot.

Dana Barnes of the Community Relations Department reported that the perspective questionnaire intended to match perspective employees in the Village with employers is UP and running on the website; on November 11, 2014 there will be a Veterans Day Brunch at the University Golf Club and Conference Center, deadline for reservations November 1; the coat drive will be held on December 5, 2014, additional information or to donate new or gently used coats please call 235-0182, and the holiday house lighting contest will be held on December 10, 2014 were the winner will receive \$250. Additionally, responding to Mayor Covington's question, Ms. Barnes stated that the newsletter went to the printers today.

**F: General Public Comments:**

Mr. Robert Travis commented that he would like to know where the money will come from to increase compensation for elected officials; he asked why the contract for Village Manager Linear is being extended when some residents don't approve of the job he is doing. He also stated that the agenda cover sheets differ from the agenda that the Board has.

Ms. Cynthia Hudson commented that students at Crete Monee High School who are taking Spanish will be going on a trip to Spain and she is selling candy as a fund raiser to help facilitate this trip. She asked for support from the community. She also announced that Leaders For Tomorrow along with Alpha would be hosting a black and gold gala on November 15, 2014.

**General Public Comments Continued:**

Ms. Franklin asked if there are future plans for additional streetlights within the Village; she stated that lights in her section of Sullivan Lane have been out since March; the University Park Lions football team will be traveling to Crown Point Indiana and the Pee-wee's will be traveling to St. Louis.

Mayor Covington responded to Ms. Franklin relating to the lights stating that she has been looking at Global International Lighting Company for possible upgrades to our lights. However, Village Manager Linear is the person responsible for addressing the lighting issues.

Trustee Payton commented that there is a need to look at replacing our lights with LED lights.

Ms. Paula Wilson asked why the contract for Police Chief Bradley is on the agenda for 3 readings tonight.

Village Manager Linear responded that the Village has repaired over 100 lights, and they are being replaced with LED lights. Relating to the contract for Chief Bradley he stated that they want contiguity in the Police Department and this will show some consistency.

**G-1: UNFINISHED BUSINESS**

**G-1a: Second And Third Readings - An Ordinance Allowing Off-Street Parking During Limited Times Across Sidewalks.**

Trustee Roudez moved, Trustee Larry Brown seconded a motion to approve 2<sup>nd</sup> and 3<sup>rd</sup> readings of this ordinance.

**Motion To Amend Main Motion:**

Trustee Payton moved, Trustee Larry Brown seconded a motion to amend the main motion to add "2 feet of clear space on the sidewalk for pedestrian crossing".

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

Nays: None

Absent: None.

**Motion To Approve Carried.**

**G – 1a: continued:**

**Motion To Amend Secondary Motion:**

Trustee Oscar Brown moved, Trustee Payton seconded motion to amend the readings to 2<sup>nd</sup> reading only tonight.

Trustee Payton and Trustee Oscar Brown agree that there should be at least 2 feet clearance on the side walk for pedestrian crossing.

Ayes: Trustees Williams, Oscar Brown, Payton, Roudez, and Mayor Covington.

Nays: Trustees Griffin and Larry Brown.

Absent: None.

**Motion To Approve Carried.**

**Roll Call On Main Motion As Amended:**

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

Nays: None

Absent: None.

**Motion To Approve Carried.**

**G-1b: Second and Third Readings – An Ordinance Permitting Parking On The Side Of Streets Without Fire Hydrants.**

Trustee Roudez moved, Trustee Griffin seconded a motion to approve 2<sup>nd</sup> and 3<sup>rd</sup> readings of this ordinance.

Trustee Payton asked Manager Linear if he had a cost estimate for the signage.

Attorney Diamond suggested that enforcement of this ordinance is delayed until all signage is in place.

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

Nays: None

Absent: None.

**Motion To Approve Carried**

**Ordinance Number O 2014 – 46.**

**G – 1c: Second and Third Readings - An Ordinance Authorizing The Execution Of A Redevelopment Agreement And Subsequent Real Estate Tax Reimbursement Agreement Relating To Property Being Purchased By Northern Builders And Leased To Kloeckner Metals Corporation And Contained Within TIF 4**

Trustee Griffin moved, Trustee Roudez seconded a motion to approve 2<sup>nd</sup> and 3<sup>rd</sup> readings of this ordinance.

Attorney Diamond explained the essence of this ordinance and noted that there were still some blanks that needed to be filled in, and noted that this is a short-term TIF.

Trustee Payton referred to sections 2.43 - 3.2 and section 4.3 and noted that there was no exhibit A attached, and asked how long would the owners have to construct the building, and if the final cost would be fixed. Referring to the contribution to the technical resource center, he stated that he feels the contribution should be for the kids' health club.

Attorney Diamond responded that the company is to complete construction within one year, the cost would be fixed and he recommends that if passed that the documents are not signed until all the blank spaces are filled in. Additionally, training is an allowable TIF expense for the technical resource center, and the kid's health club does not qualify.

Trustee Payton stated that he has concerns that the GED and Entrepreneur classes and the technical resource center can be used by anyone, not just University Park residents. However, he knows that at the kids' health club, only residents will be allowed. He also asked when the 2% would go into effect, and if it could be split 1% for the technical resource center and 1% for other kids program.

Attorney Diamond responded that the 2% goes into effect after the TIF is paid.

Trustee Larry Brown asked if there is any estimate of the amount that the company will receive.

Attorney Diamond responded that the company would receive no more than 70%, but the total dollar amount could be put into the document.

**Motion To Amend Main Motion:**



Trustee Payton moved, Trustee Larry Brown seconded a motion to amend the ordinance to split the 2% contribution with 1% to the technical resource center, and 1% to other kids program.

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

***Motion To Approve Failed To Carry.***

Mayor Covington referred to page 3 section G, and stated that she has a problem with the language, and asked if the technical resource center would have forklifts and machinery for training. She stated that she feels we should send our residents to GSU for training and give the donation to the cable studio.

**Roll Call on Main Motion:**

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

***Motion To Approve Carried***

**Ordinance Number O2014 – 47.**

**G-2: NEW BUSINESS**

**G-2a: Resolution Authorizing The Submission Of A Binding Proposal For The Operation Of A Village Post Office At 4 Town Center**

Trustee Larry Brown moved, Trustee Payton seconded a motion to approve this resolution.

Trustee Payton asked Manager Linear if he had done a cost analysis for the build out, insurance, and employee cost. He commented that the Village would receive \$4500 annually as annual rent for the facility and personnel to operate 6 days a week.

Village Manager Linear responded that the cost is much more than the financial benefits.

Mayor Covington stated that the Post Office would fund the build out and put the insignia on the door, and that this facility would be a service for the community and not a revenue generated business. She further stated that this document is just a proposal and the Village needs to work out specifics.

Trustee Roudez asked if the Village hires the employees, who would be responsible for

them.

Attorney Diamond pointed out that this is a binding agreement, and if passed the Village would be required to operate the facility.

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

***Motion To Approve Failed To Carry.***

***G-2b: Motion – Authorizing The Execution Of An Agreement Between The Village Of University Park And Constituent Outreach For A Citizen Phone App.***

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

Mayor Covington commented that she spoke with Global International and feels that this is basically the same as what they are offering, and she asked for this item to be tabled.

Trustee Payton clarified that this is a phone app, and not dealing with lights. He asked if the Village received 3 quotes to do a cost comparison.

Manager linear responded that they did not get additional quotes and he explained the process and stated that the cost is minimal to the Village.

***Motion To Table:***

Trustee Payton made a motion to table this item. Due to the lack of a 2<sup>nd</sup>, motion to table failed to carry.

Trustee Larry Brown asked if this phone app could be used as a TIP hotline. Village Manager Linear responded that he would look into it.

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

***Motion To Approve Carried.***

***G – 2c: First, Second and Third Readings – An ordinance Amending Section 250-07, Of The Village Code Relating To The Compensation Of Elected Officials***

**G – 2c continued:**

Trustee Oscar Brown, Trustee Griffin seconded a motion to approve 1<sup>st</sup> 2<sup>nd</sup> and 3<sup>rd</sup> readings of this ordinance.

Mayor Covington commented that she does not understand this action; that she did a survey of other communities, and compared them to what we currently make, and found that many other officials make a lot less than elected officials in University Park, and she does not feel that a raise is warranted. She would like to see our compensation reduced rather than increased.

Trustee Payton stated that University Park has the highest tax rate in Will County, with the least amount of service. He stated that an increase from \$12,000-\$15,000 per year would equate to a 25% increase, and with a 3% annual increase would make this raise equate to 36% increase. He noted that currently the Village is holding checks for lack of cash flow, and that this type of legislation is too important to Bum rush it through with 3 readings tonight.

**Motion To Amend Main Motion:**

Trustee Payton made a motion to amend this item to 1<sup>st</sup> reading only. Due to the lack of a 2<sup>nd</sup> the motion failed to carry.

**Motion To Table:**

Trustee Payton made a motion to table this item. Due to the lack of a 2<sup>nd</sup> motion to table failed to carry.

Trustee Larry Brown stated that he did not second the motions because he wanted this item to be voted on tonight. He further stated that we have too many vacant homes in this town to ask the residents for more money; that in 2006 he voted against a pay increase, and proposed a reduction in our compensation, and will again vote no tonight.

Mayor Covington stated that if this is approved she would not accept the increase, but would donate it to youth programs.

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

**Motion To Approve Carried**

**Ordinance Number O 2014 – 48.**

**G-2d: First, Second and Third Readings - An Ordinance Authorizing The Execution Of An Employment Agreement For The Position Of Village Manager Between The Village Of University Park And Lafayette Linear**

**G-2d – continued:**

Trustee Griffin moved, Trustee Williams seconded a motion to approve 1<sup>st</sup> 2<sup>nd</sup> and 3<sup>rd</sup> readings of this ordinance.

Trustee Larry Brown asked why extend the contract now, when the current contract does not expire until July, 2015.

Village Manager Linear responded that there are various ongoing projects that he would like to see through.

Trustee Payton commented that to him this does not pass the sniff test; that he worked with the Mayor on the current contract 3 years ago and it was done for the term of the Mayor. He stated that the Board has not had an evaluation of the Village Manager.

Mayor Covington stated that they did a performance evaluation that was terrible; she stated that she does not receive information when she request it from the Village Manager; she does not feel that the Village should pay for his CPA accounting certificates. She also stated that she feels that we need an HR person, not a community relations, and that she does not want 3 readings of this ordinance tonight.

**Motion To Amend Main Motion:**

Trustee Payton made a motion to amend this item to 1<sup>st</sup> reading only, Trustee Larry Brown seconded that motion.

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

***Motion To Approve to 1<sup>st</sup> Reading Failed To Carry.***

**Motion To Table:**

Trustee Payton made a motion to table this item, Trustee Larry Brown seconded that motion.

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

***Motion To Table Failed To Carry.***

**Roll Call On Main Motion:**

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

***Motion To Approve Carried***

***Ordinance Number O2014 – 49.***

**G-2e: First, Second and Third Readings - An Ordinance Authorizing The Execution Of An Employment Agreement For The Position Of Police Chief Between The Village Of University Park And Eddie R. Bradley.**

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

Trustee Payton asked if we have had contracts with prior Police Chiefs. Village Manager Linear responded that not during his tenure. However, they have had three Police Chiefs during his tenure.

Police Chief Bradley responded that he has been working for over a year without a contract; that he and his family live in this town, and that he had asked for a contract because he wants to continue with the contiguity that he is building in the Police Department.

Trustee Payton asked Attorney Diamond if other communities that he is aware of have contracts with their Police Chief, and that he feels Chief Bradley is very disrespectful.

Attorney Diamond responded that most communities who bring in someone from the outside agency generally give them a contract to secure their position.

Mayor Covington referred to the salary amount and asked Manager linear what is the current salary for Chief Bradley.

Manager linear and Finance Director Jones responded that they did not have the actual figure at hand, but would get the information to her next day.

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

***Motion To Approve Carried***

**Ordinance Number O2014 – 50.**

**G-2f: Bills Payable**

Trustee Payton moved, Trustee Larry Brown seconded a motion that the Board approves the listing of the General Operating Expenses that the Village of University Park as incurred for the last two (2) weeks from October 15, 2014 to October 28, 2014. The following funds will be charged for these expenses:

General Operation Fund	\$ 384,920.90
Debt 2002 Bond	\$ 465.00
MB Financial Special Fund	\$ 19,133.00
Road & Bridge	\$ 731.46
Town Center	\$ 8,840.08

Golf Course	\$ 38,167.85
TIV V Fund	\$ 1,197,987.52
TIF 111	\$ 116,000.00

**Total \$ 1,766,245.81**

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

***Motion To Approve Carried.***

***G-2g: First, Second and Third Readings of an Ordinance Amending Section 1260.04 of The Village of University Park Zoning Ordinance of 1970, As Amended, to Add Medical Cannabis Dispensaries as a Special Use in the I-Industrial District***

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 Mayor Covington.  
Nays: Trustee Larry Brown.  
Absent: None.

***Motion To Approve Carried*** **Ordinance Number O2014 – 51.**

***G-2h: First, Second and Third Readings of an Ordinance Granting a Special Use Permit to MedMen of Illinois, LLC, to Operate and Maintain a Medical Cannabis Dispensary at 2660 Bond Street in the I-Industrial District***

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 Mayor Covington.  
Nays: Trustee Larry Brown.  
Absent: None.

***Motion To Approve Carried*** **Ordinance Number O2014 – 52.**

## **H. BOARD OF TRUSTEES AND MANAGER COMMENTS**

Trustee Williams left the meeting at 9:45 PM and did not return; Trustee Larry Brown left the meeting at 9:47 PM and did not return.

## **I. ANNOUNCEMENT OF SCHEDULED MEETINGS**

## **J. EXECUTIVE SESSION**

## **K. ADJOURNMENT**

Trustee Roudez moved, Trustee Oscar Brown seconded a motion that the Board adjourns the regular meeting of the Board of Trustee at 10:02 p.m.

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

*Respectfully Submitted,*

---

*Dorothy R. Jones, MMC, RMC  
Village Clerk*

*/drj*