

# The Regular Meeting Minutes Of The Board Of Trustee For The Village Of University Park, Will And Cook Counties Illinois, Held Tuesday, September 8, 2009 At #90 Town Center Drive, In The Village Of University Park.

## A. CALL TO ORDER

Mayor Pro-tem Oscar Brown called this regular meeting of the Board of Trustees to order at 8:15 p.m.

## B. ROLL CALL

|           |                       |                         |
|-----------|-----------------------|-------------------------|
| Mayor:    | Alvin R. McCowan      | Absent (arrived @ 8:34) |
| Trustees: | Sharon A. McGuire     | Present                 |
|           | Oscar H. Brown, Jr.   | Present                 |
|           | Vivian E. Covington   | Present                 |
|           | Keith J. Griffin, Jr. | Present                 |
|           | Joseph E. Roudez, III | Present                 |
|           | Larry B. Brown        | Present                 |

Also present were Interim Village Manager/Finance Director David Sevier, Village Attorney Forest Miles, Village Treasurer James Ellis, Police Chief Mel Easley, Executive Liaison Johnna Townsend, Fire Chief Chuck Exner, Public Works Director Jerry Townsend, Director of Economic Development Kimberly Porter, Director of Parks & Recreations Robert Graham, Golf Club Assistant Manager and Village Clerk Dorothy R. Jones.

## C. PLEDGE OF ALLEGIANCE

Mayor Pro-tem Oscar Brown led the audience in the pledge of allegiance to the Flag of the United States of America.

## D. READING OF MINUTES

Trustee McGuire moved, Trustee Covington seconded a motion that the Board approves the minutes of the regular meeting of the Board of Trustees held Tuesday, August 25, 2009 as amended to show correction as noted by Trustee Larry Brown on page 6, Item F-2b:.

Ayes: Trustees McGuire, Oscar Brown, Griffin, Roudez, and Larry Brown.

Nays: None.

Absent: Mayor McCowan.

Abstained: Trustee Covington.

**Motion to approve carried.**

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

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

Interim Village Manager Sevier reported that PK'S Christian Learning Center is now open, and that the IT Department is working on technical upgrades to the Police Department.

Trustee Griffin stated that people working for the Village have been seen with child car seats in village vehicles, and that someone called him and stated that they came to Village Hall to purchase Transfer Stamps and no one was available in the Code Enforcement Department. Trustee Griffin stated that he wants someone in Code at all times so that people are not inconvenienced.

Interim Manager Sevier responded that at the time that the individual came for Transfer Stamps no one was in the Code Enforcement Department Office because they were probably out in the field doing inspections, however, they do ask that people make application at least five (5) days prior to closing, because the village cannot guarantee that someone will be available at all times during the day.

Trustee Covington stated that she wants payments owed by Josh paid; she asked if he is still five months behind, and if so, she asked why he has not been arrested for violating the terms of the agreement. She also stated that she is again renewing her request for copies of all contracts, and a sanitized copy of Industrial Parks Businesses to include the number of employees, and the number of University Park residents as employees.

Attorney Miles stated that he has advised the Assistant State's Attorney of the problem with Josh, and he was informed that Josh has moved from the State, with the approval of the State's Attorney to find employment. However, he will follow up on this situation.

Trustee Griffin stated that at the last two Board meetings he attempted to amend the agenda to add an Up and Down Vote on the Village Manager and was not allowed, he asked what would happen if he did it again.

Village Attorney Forest Miles explained that the State Law that governs the Open Meeting Act does not allow for action to be taken on any item that was not on the agenda; it does allow for discussion of an item when added to the agenda, but does not allow the Board to take any action.

Trustee Larry Brown asked who is responsible for enforcing the Open Meetings Act and for posting of agendas for meetings.

Mr. Sevier responded that all Board meetings are posted, and asked if Trustee Larry Brown had a specific meeting that he was referring to.

Trustee Larry Brown stated that the last meeting of the Golf Club Advisory Committee was not posted.

Executive Liaison Johnna Townsend stated that she personally posted the notices at Village Hall, the Golf Club and Administrative Offices as she always does.

Mayor McCowan arrived at 8:34 pm and assumed the Chair.

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

Mayor McCowan apologized for his late arrival, and thanked Trustee Oscar Brown for acting as Mayor Pro-tem until he arrived.

### **Swearing In Of Police Officer:**

Accompanied by Mayor McCowan, Trustee Larry Brown, and Police Chief Mel Easley, Village Clerk Dee Jones administered the Oath Of Office to newly hired Police Officer Michael Gebert. Mayor McCowan welcomed him to the Village.

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

Trustee Covington reported that the IT Commission will be meeting on September 18, 2009, and the Special Events Committee would be meeting to discuss the last festival. She invited anyone interested in assisting the committee to please come to the meeting.

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

Parks & Receptions Director Robert Graham gave the following report: You can now keep up with all activities and events as well as view pictures of events that the Parks & Recreation Dept. are involve with via our facebook and twitter pages, please join us on our page at: [vparksandrecreationdepartment@yahoo.com](mailto:vparksandrecreationdepartment@yahoo.com), and [www.twitter.com/RiegelFarm](http://www.twitter.com/RiegelFarm)

We have received some Free Super Night Winning Tickets from Balmoral Park for Saturday, September 19. Each ticket provides you with free admission, a live race program, a \$2 wager and a \$5 food and beverage voucher. You can pick up your free ticket from Riegel Farm during normal business hours.

Our 2<sup>nd</sup> Annual Girls Extravaganza is set for next weekend. Friday, September 18 is for our girls grades K- 4<sup>th</sup> and Saturday, September 19 is for our 5-8<sup>th</sup> graders.

**Reports Of Other Officers – continued:**

This event will take place at Riegel Farm both days from 5:30pm to 9:30pm and the cost is \$10 per girl. There are lots of fun games and planned activities for the girls, so please come out and enjoy.

And finally, restoration of Riegel Farm began last week as a result of the tragic fire concerns is available by contacting the office at 708.534.6456.

Director of Economic Development Kimberly Porter reported that the Illinois Department of Transportation (IDOT) would hold a Public Hearing at Governors State University – Halls of Honor on September 22, 2009 from 3 PM to 9 PM to get public input on two proposed options for the proposed interchange of I-57 at Stuenkel Road.

Police Chief Mel Easley thanked Golf Club Manager Paul Blockoms and his staff for the excellent services provided them at the Awards Ceremony; Chief Easley reported that Sgt. Darryl Stroud, in addition to his duties as Police Sergeant is also the Village's TIPS Trainer and a Certified TIPS Instructor, and has been chosen as a National Speaker at the Alcohol Responsibility Conference (ARC) 2009. As part of his duties, Sgt. Stroud is responsible for TIPS Training for all alcohol vendors in the Village and also the entire south suburbs. Sgt. Stroud is one of only three Master Instructors in the State of Illinois, and during his tenure he has written and received 13 of 13 alcohol grants from the Illinois Liquor Control Commission; he is a Certified State Instructor who supervises Liquor and Alcohol compliance checks and how to conduct stings; is former Chair of the South Suburban Alcohol/Tobacco Enforcement Committee; currently teaches Law Enforcement on related enforcement dram shop/vicarious liability piece of the industry; currently teaches the public vendors on the education and awareness Dram shop/vicarious liability piece of the industry. Chief Easley and the Village applauds Sgt. Stroud for his efforts and accomplishments.

Fire Chief Charles Exner reported on a fire August 30<sup>th</sup> in the 700 block of Sandra Drive. He noted that there were responses from 10 fire departments, and the fire was contained to the unit. He also reported that renovations at the fire department is going well with a tentative date around Halloween, but a more realistic date of Thanksgiving.

## **F. DISCUSSION AGENDA**

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

**F-1a: First, Second, and Third Readings – Ordinance Rescinding Ordinance No. 2009-02 And Authorizing The Sale Of Vacant Parcels Of Real Estate Identified As Parcel F-3 (F-3-A And F-3-B) 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]**

**F-1a: - continued:**

Trustee Roudez moved, Trustee McGuire seconded a motion to approve first, second and third readings of this ordinance.

Trustee Covington asked if this is the same piece of property that she requested an appraisal, and voiced her disappointment that an appraisal was not done.

Attorney Forest Miles responded that it is the same property, however the land is unusable to almost anyone except the proposed buyers, because of condition of the property and the proposed buyers want to expand their parking lot. He also noted that as TIF property he has advertisement running now for proposals and there have been no takers.

Trustee Larry Brown asked if this property is subject to charge offs to TIF.

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

***Motion to Approve carried***

**Ordinance Number 2009 – 32.**

Trustee Larry Brown stated that he is not of this budget, because it is different from the budget presented at the workshop, and does not reflect the changes recommended by the Board.

***F-1b: First, Second and Third Readings – Ordinance Authorizing The Execution Of An Agreement With Loop Capital For Financial Consulting Services In Connection With The Proposed Issuance Of \$6,000,000.00\* Series 2009 General Obligation Bonds [Amount Of Issuance Is Subject To Change - These Bonds Are To Be Issued, Among Other Things, To Refinance Existing Debt]***

Trustee Griffin moved, Trustee Covington seconded a motion to approve a table of this ordinance.

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

***Motion to Table Carried.***

The Board discussed the need for a workshop for clarity on this item.

**F-1c:**        **Resolution Authorizing The Retention Of Bond And Disclosure Counsel In Connection With The Proposed Issuance Of \$6,000,000.00\* Series 2009 General Obligation Bonds [\*Amount Of Issuance Is Subject To Change - These Bonds Are To Be Issued, Among Other Things, To Refinance Existing Debt]**

Trustee Covington moved, Trustee Oscar Brown seconded a motion to approve a table of this resolution.

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

Nays:            None.

Absent:          None.

**Motion to Table Carried.**

The Board discussed the need for a workshop for clarity on this item.

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

**F-2a:**        **Resolution Designating A1 Towing As An Approved Provider Of Vehicle Towing And Storage Services For The Village of University Park**

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

Trustee Larry Brown asked if background checks had been done on the individuals involved with this Company.

Trustee Covington voiced her concerns that this was the same company that is currently being used by the Police Department.

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

Ayes:            Trustee Larry Brown.

Nays:            Trustees McGuire, Oscar Brown, Covington, Griffin and Roudez.

Absent:          None.

**Motion to Table Failed to Carry.**

**F-2a: Roll Call on Main Motion:**

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

***Motion To Approve Carried***

**Resolution Number 2009 – 29.**

**F- 2b: Resolution Authorizing The Submission Of A Letter To The Chicago Metropolitan Agency For Planning Supporting Aqua Illinois, Inc.'s Proposed Incremental Expansion Of The University Park Waste Water Treatment Plant**

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

Trustee McGuire asked if there will be cost to the Village of University Park in a long run.

Attorney Forest Miles stated that he is sure that Aqua will petition the Illinois Commerce Commission for a rate increase after this process is done to supposedly recover some of their cost.

Trustee Covington asked if this is something that has to be done now, or could we wait, and what cost would the Village incur.

Manager Sevier responded that the decision is one for the Board, and at this time it is impossible to determine what cost we would incur.

Mayor McCowan stated that we need cooperation from Aqua Illinois Water to benefit our concerns and University Park is not the only community served by Aqua.

Trustee Larry Brown stated that we need more information on what Aqua plans to do before we proceed.

Trustee McGuire stated that other communities in the surrounding areas are pooling together to take control of their water supply, and she feels that we should become more pro-active in this venue.

Trustee Griffin moved, Trustee Covington seconded a motion that the Board approves a table of this resolution.

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

***Motion To Table Carried.***

**F-2c: Resolution Of Condolence And Honoring The Memory Of John Edward "Johnnie" Carter**

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

Trustee Oscar Brown read the resolution.

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

**Motion To Approve Carried**

**Resolution Number 2009 - 30.**

***A copy of this resolution will be presented to the family, once duly signed and sealed***

**F-2d: Bills Payable**

Trustee Roudez moved, Trustee McGuire 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 August 25, 2009 to September 8, 2009 in the following funds:

|                                  |                      |
|----------------------------------|----------------------|
| General Operation Fund           | \$ 88,542.05         |
| Road and Bridge Fund             | \$ 15,759.06         |
| Town center Fund                 | \$ 1,111.78          |
| University Golf Club             | \$ 85,708.33         |
| Capital Project Fund             | \$ 71,457.34         |
| TIF I Town Center Area           | \$ 40.50             |
| TIF II – Industrial Park Fund    | \$ 108.00            |
| TIF III – Cicero Industrial Fund | \$ 216.00            |
| TIF IV - Governors East Fund     | \$ 540.00            |
| TIF V – Dralle Industrial Fund   | \$ 165.00            |
| Police Pension Fund              | \$ 3,000.00          |
| Fire Pension Fund                | \$ 3,000.00          |
| <b>Total</b>                     | <b>\$ 369,648.06</b> |

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

**Motion To Approve Carried.**



## **G. GENERAL PUBLIC COMMENTS**

Mr. Loren Mason – Rosedale Subdivision resident addressed the Board and voiced his concerns and dismay that there has been no final lift on the streets in that subdivision, nor have the streets been repaired; fields adjacent to them needs grass and weeds cut; lights are out on University Parkway near the subdivision, and the area is becoming unattractive.

Ms. Daphne Rankins - Rosedale Subdivision resident addressed the Board and voiced her concerns relating to the number of foreclosed homes in that subdivision; her concern with the safety of kids in that area and in the community as a whole with abandoned homes that has caused her property value to decline; she complained of vandalism to her home and her vehicle egged. She stated that her tax bill is \$3,000.00 per year and she wonders what her taxes are for. Because, she calls the police and no one responds, therefore she wants better police patrol.

Mr. Steven Allen addressed the Board and commented that the Village did patch the streets in the Rosedale Subdivision, because when he was an employee of Public Works he worked on patching the streets, and residents should give credit when something is done,

Mr. Todd Hall - Rosedale Subdivision resident addressed the Board and voiced his concern that the Village has not given O'Donnell a Special Service Area in order for him to complete the roads. He stated that Mr. O'Donnell has admitted that it is his responsibility to complete the roads, but he cannot do anything until the Board approves the Special Service Ares.

Several residents of the Rosedale Subdivision addressed the Board and voiced their concerns with: twelve calls to the Police Department regarding problems with kids, and the kids were never ticketed nor suspects apprehended; One resident referred to the Board as the Brain Trust of the community and asked how they saw the community. Because she sees lighting problems, vandalism, streets that need repair. They all basically asked the Board to do whatever is necessary to get the streets in Rosedale fixed.

Ms. Nakia Hall addressed the Board and asked the Board and all elected and appointed officials to become involved in the schools by attending the School Board Meeting and participating in the PTO.

Ms. Sandra Heard – Monee Township Assessor – Elect voiced her concerns with the amount of petty cash for the ATM at the golf club; the number of escrow refunds; Capital Project Fund; \$71,000.00 and the status of the Golf Cart Lease.

Mr. Howard Hogan - Rosedale Subdivision resident asked if there is another phase planned for Rosedale. Because he was informed that the streets would not be complete until the final phase is built.

Ms. Rosemary Nettles addressed the Board and stated that she has information regarding available loans at a 3% Interest rate for home improvement. Additional information can be obtained by contacting 534-3718. She also commented that she had family member visit the Golf Club and they were impressed with the facility and service, and stated that she plans to have her birthday party at the Golf Club.

A resident asked when the sewer lines and pipes cleaned are.

Mrs. Mary Truss addressed the Board and stated that she is for Open and Honest Government, Of the People, By the People and For the People.

Zach, a resident of Rosedale Subdivision commented that the Rosedale Subdivision is becoming the ghetto of University Park, and something has to be done. He stated that it appears that the Board cares more about the Golf Club than it does for its residents. He also stated that during his daily travels, he drives through four counties and Rosedale looks like a ghetto.

Mr. Anthony Stevens – 100 Men Organization addressed the Board and noted the importance for residents to get involved in the schools, and asked why the grades for kids in this district not on line. He stated that in some other schools parents can get e-mail alerts regarding their kids, and he feels that 201-U needs more technology. He also invited everyone out this Saturday to the University Golf Club & Conference Center for their monthly meeting where the featured speaker will be Bronzeville's Historian Harold Lucas.

Mrs. Gloria Barnett-Brookins addressed the Board and referred to comments that she made at the August 25<sup>th</sup> Board meeting and stated that she feels that she was verbally attacked for her comments. She also asked the Board how they could stand to have an intoxicated employee stand before the Board and insult residents. She further stated that the individual approached her and her husband earlier tonight and assaulted them, and they plan to file a criminal report against him.

## **H. BOARD CAUCUS**

Mayor McCowan suspended the meeting from 9:55 pm to 10:01pm to allow the Board to caucus.

Mayor McCowan reconvened the Board meeting and the following responses were given to concerns raised by residents under general comments:

Mayor McCowan responded to residents in the Rosedale Subdivision and stated that he wants Rosedale to be part of the process. To achieve that the Board will immediately schedule a workshop with the Board, Rosedale residents, Police Department, Code Enforcement, Parks & Recreation, and Public Works Department. He noted the importance in residents coming out so they can understand the Special Service Area, and the responsibilities. However, he wants them to know that the Special Service Area has nothing to do with O'Donnell fixing the streets. He also stated that the lenders of vacant properties are responsible for maintenance of the property. He asked that some one from Rosedale give Executive Liaison Johnna a contact person.

Manager Sevier responded to Ms. Heard regarding petty cash for the ATM stating that the ATM machines at the Golf Club are self sustained by the Village, the checks are cut in advance because the Board only meets twice a month; regarding the \$71,000.00 Capital Project Fund he stated that the detailed report was given to the finance committee.

Trustee Covington responded to concerns related to safety and noted that at one time we had the Police Explorer Program and had taken a look at a CAPS Program, and asked Police Chief Mel Easley to look into that issue.

Relating to the low interest loans, Mayor McCowan stated that if Ms. Nettles contacts Johnna she can help disseminate the information.

Police Chief Mel Easley addressed the concerns relating to vandalism, no response and other safety issues. He noted that he will check into the complaints, and stated that there will be increased patrol in the area, noting that the department is in the process of hiring more officers that will allow them to have more visibility. He also informed them of the process of remaining anonymous when reporting suspicious activities.

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

## **J. TRUSTEES' COMMENTS**

## **K. ADJOURNMENT**

Trustee Oscar Brown moved, Trustee McGuire seconded a motion to adjourn the regular meeting of the Board of Trustees at 10:56 p.m.

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

Respectfully Submitted,

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Dorothy R. Jones, CMC  
Village Clerk