

# Minutes Of The Regular Meeting Of The Board Of Trustees For The Village Of University Park, Will And Cook Counties Illinois, Held Tuesday, March 22, 2011 At #90 Town Center Drive In The Village Of University Park.

## A. CALL TO ORDER

Mayor McCowan called this regular meeting of the Board of Trustees to order at 8:04 pm.

## B. ROLL CALL

Mayor:	Alvin R. McCowan	Present
Trustees:	Sharon A. McGuire	Present
	Oscar H. Brown, Jr.	Present
	Vivian E. Covington	Absent (arrived @ 8:06)
	Keith J. Griffin	Absent (arrived @ 8:07)
	Joseph E. Roudez, III	Present
	Larry B. Brown	Absent (arrived @ 8:11)

Also present were Interim Village Manager/Finance Director David Sevier, Village Attorney Forest Miles, Village Treasurer James Ellis, Executive Liaison Johnna Townsend, Deputy Police Chief Gregory Box, Public Works Director Jerry Townsend, Golf Club General Manager Paul Blockoms, Parks & Recreation Director Keely Childress, Economic & Community Development Director Kimberly Porter, and Village Clerk Dorothy R. Jones.

## C. PLEDGE OF ALLEGIANCE

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

## D. READING OF MINUTES

Trustee Roudez moved, Trustee Oscar Brown seconded a motion that the Board approves minutes of the regular meeting of the Board of Trustees held Tuesday, March 8, 2011 as presented.

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

***Motion To Approve Carried.***

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

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

Village Manager Sevier reported on an article from the early 1970's relating to the initial development of Park Forest South, noting that the original plan for this Village was a totally planned community offering a wide range of housing for 110,000 people, shopping and recreation facilities, and commercial and light industrial development. Then Park Forest South was one of thirteen federally backed new towns nationwide, and was the largest and most ambitious of the thirteen. However, with the downturn in the housing market, and the default of the Manilow Development firm loan which was guaranteed by HUD, Park Forest South never reached its potential growth, and population stayed around 6,000 residents.

Mr. Sevier noted that some of the same problems that plagued Park Forest South then, are still plaguing University Park now, including downturn in the housing market, and lack of commercial development.

Trustee Griffin asked Manager Sevier why the Board was not notified about a settlement agreement made with a Golf Club employee.

Trustee Larry Brown commented on the condition of the driveway leading to the Thornwood Mall Apartment Building and asked to know who is responsible for maintenance of the road.

Manager Sevier responded that the driveway is the responsibility of Thornwood House, and now that they are under new management, they have indicated that they will be repaving the driveway.

### **E-2: Mayors Report**

Mayor McCowan stated that he would delay his report until the end of the meeting.

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

Trustee Covington reported on meetings she had attended during the last two weeks including The Southland Chamber of Commerce where they discussed the 20/40 regional plan; SSMMA meeting where they discussed Bond Cap allocation; and Robin Kelly's Delicate Balance annual Breakfast where the Lieutenant Governor was present and funding for municipalities and other issues were discussed.

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

Parks & Recreation Director Keely Childress reported on a 5k run scheduled for April 9, 2011 at Coretta Scott-King Magnet School, additional information is available by calling 672-2651, and she invited everyone out for the Open House at Riegel Farm that is going on now.

Golf Club General Manager Paul Blockoms reported that there are several seasonal positions available at the Golf Club for the spring and summer season; Concerned Golfers of University Park are hosting a Wine Tasting on May 14, 2011 from 6 – 9:00 p.m.; the Two Seaters Golf Organization will provide Junior Golf Clinics beginning April 9<sup>th</sup>; and registration for the University Club Women's Golf Association would be April 10<sup>th</sup> at the golf club, with brunch and a golf clinic.

Economic & Community Development Director Kim Porter reported that observation of Earth Day is March 28<sup>th</sup> and asked residents to join in by cutting off lights for one hour on that date. She also reported that they were approved for a 50% matching grant.

Ms. Donna Dettbarn, Chair of the Educational Scholarship Program reported that April 1, 2011 is the deadline for applications for scholarship funds. She explained the process, noting that renewal scholarships are also available for those students returning to college. She thanked Kellye Kidd and her staff for the assistance that has been provided in this process. Ms. Dettbarn reported on efforts of Monee Township to assist seniors and disabled with transportation needs since those services have been shut down through the Southland Senior Services. She reported that Crete and Monee Townships have contracted with Washington Township to provide transportation services through a Dial-A-Ride Program to enable township residents to get to and from medical appointments and when available to and from grocery stores in the area, the cost is \$2.00 per ride, per individual. She asked University Park officials and residents to put pressure on PACE and Will County for assistance with funding for transportation for our residents. She also noted that information relating to the services provided by the Township is available in the Monee Township Newsletter that is published, or by calling the office at (708) 534-6020.

Trustee McGuire asked if the criteria for scholarship included trade schools, community colleges versus four year institutions. Ms. Dettbarn responded that all higher education facilities are included as long as the student meets the needs criteria.

Village Clerk Dee Jones reported that Early Voting had begun and continues through March 31, 2011 at Village Hall for Will County residents of University Park, and at Matteson Village Hall for Cook County residents. The hours are from 9:00 a.m. – 4:30 p.m. Monday – Friday.

## **F. DISCUSSION AGENDA**

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

None.

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

**F-2a: First, Second, and Third Readings – Ordinance Amending Chapter 285 Of The Codified Ordinances Entitled “University Park Senior Citizen’s Committee”**

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

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

**Motion To Approve Carried**

**Ordinance Number O2011 - 06.**

**F-2b: Resolution Ceding The Aggregate Remaining Unused Allocation Of 2011 Private Activity Bond Volume Cap Of The Village Of University Park To The Illinois Finance Authority For Use By Projects In The Chicago Southland Area**

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

Trustee Covington commented on the process for ceding the 2011 Bond Volume Cap.

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

**Motion to Approve Carried**

**Resolution Number R2011-09.**

**F-2c: Resolution Authorizing The Release Of Executive Session Minutes**

Trustee Griffin moved, Trustee Covington seconded a motion that the Board approves this resolution approving executive session minutes for release from February 28, 2006 (possible litigation and personnel); November 13, 2007 (personnel); December 11, 2007 Sessions 1 (land acquisition); and Session 2 (personnel); December 8, 2009 (land acquisition), and April 13, 2010 (personnel). The Board also approved executive session minutes from January 10, 2006, April 27, 2010, July 13, 2010, July 20, 2010, and October 22, 2010, however the need for confidentiality continues, so they were not approved for release.

**F-2c – continued:**

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

***Motion to Approve Carried***

**Resolution Number R2011-10.**

***F-2d: Appointments To The University Park Senior Citizens Committee***

Trustee Covington moved, Trustee Griffin seconded a motion that the Board approves the following appointments:

Rosa Boss-McGuire	Worlee Braswell	Barbara Brown	Loretta Burgest
Ann Chinn	Marilyn Crockett	Shirley Harris	Madelyn Johnson
Dorothy R. Jones	Delores King	Lucille Palmer	Carrie Rudder
Genevieve Rudder	Deborah Stroud	Alice Thompson	Sandra Warren
Richetta White	Virtie Williams	Bobbie Carter.	

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

***Motion To Approve Carried.***

***G-2d: Bills Payable***

Trustee Covington moved, Trustee Roudez 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 March 9, 2011 to March 22, 2011. The following funds will be charged for these expenses:

General Operation Fund	\$ 995,602.75
Road and Bridge Fund	\$ 20,462.32
Town Center Operations	\$ 2,142.43
University Golf Club	\$ 31,524.26
TIF II –Industrial Park Fund	\$ 1,489.50
<b>Total</b>	<b>\$1,051,220.26</b>

Trustee Covington referred to the numerous mileage reimbursements and asked to know why village vehicles are not used.

Trustee Larry Brown referred to check #72723, and check #72723and asked for clarity.

**Bills Payable – continued:**

Manager Sevier responded that check #72723 is for the new fire truck and noted that the funds have been received from the State, and that check #72723 is for background checks for police department recruits, and that the check covered more than one individual.

Trustee Griffin referred to check number 72761 payable to McCarthy Duffy and asked if the village would be reimbursed for those charges, and if the reimbursement would show up on bills payable.

Trustee Covington asked Attorney Miles for a breakdown on charges submitted.

Village Attorney Forest Miles responded that he submits a detailed explanation of all charges submitted.

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

***Motion To Approve Carried.***

## **G. GENERAL PUBLIC COMMENTS**

Mr. Patrick Nickerson addressed the Mayor and Board and commented on a letter he received from the Village Manager informing him of his termination from the Department of Public Works. He read from a letter he received, and commented that he was never requested to provide documentation that he had the ability to operate a village vehicle, as referred to in the letter, and that prior to the date of his termination, he was given permission from the Judge to operate a vehicle to and from and during his employment. Therefore, he stated that he feels that his discharge from employment was unjust.

Ms. Rhonda Coin representing Redemption in Training an employment opportunity Job Creation firm located in Mokena addressed the Board and indicated they would be interested in working with the Technical Resource Center proposed for University Park. She also introduced other members of her team who gave a presentation to the Board relating to the training and services that they provide relating to Green Projects and job creations

Mr. Chess Campbell and Mr. William Jordan, nephew and son of 95 year old resident Ms. Stayton who resides in Monterey Village addressed the Board and commented on the problem with standing water with the possibility of flooding and mosquito infestation near her area.

**General Public Comments Continued:**

Mr. Chess Campbell and Mr. William Jordan commented that they have been in contact with the Homeowners Association with very little action, and need to know who is responsible for the drainage problem, if it the Village of University Park or the Homeowners Association. Mr. Jordan presented photos to the Mayor and Board that depicted that the drain was too high above ground, and asked for assistance in the resolve of this problem.

Ms. Kari Boykin addressed the Mayor and Board and commented on the pleasure she experienced working with Mayor McCowan for six years that helped prepare her for her work now in the private sector. She thanked him for his accomplishments in moving this Village forward and stated that her current employer Avatar is interested in working with the technical resource center in job training. She wished Mayor McCowan well in his future endeavors and stated that she was sad to see him leave.

Ms. Patti Guinn addressed the Mayor and Board and thanked Trustee Larry Brown for his assistance at Thornwood House.

Ms. Drueda Henry commented that Castle Cold Storage in the Industrial Park area is accepting applications for employment, and interested individuals can contact Gina or Tom at (708) 587-6300; she also read a letter she received from Harvest America US relating to their interest in establishing a site in University Park and asked the Board to meet with a representative from Harvest America US; relating to the issue surrounding the Lobbyist, she suggested that the residents be allowed to vote on the issue.

Mrs. Marilyn Crockett commented on disrepairs at the CityScape property noting broken garage doors, and Brittany Woods's property with disrepair of the garage and the pool area. She thanked Public Works for the prompt attention to repairs to street lights that were out in her area but noted that the lights in the Morningside area are still out.

Pastor Brenda Mitchell wished Mayor McCowan best wishes on his future endeavors, and noted acts of kindness that he showed toward her family during their time of loss of her son.

Mr. James Bell addressed the Mayor and Board and thanked Mayor McCowan for the services that he has rendered this community during his tenure, and stated that he was encouraged by Mayor McCowan and his vision for the future as delivered in his final State of the Village message. He thanked Trustee Oscar Brown for his work with the water study and his involvement with ALNAC, and Trustee Roudez for his work in bringing a Technical Resource Center and looking at going green. He also noted his disappointment with the other Trustees who did not attend the State of the Village Address and stated that elected officials have a responsibility to the residents who elected them to attend and present to the public the work that they are doing, and he asked them to explain to the residents why they were not present at the State of the Village Address.

**General Public Comments Continued:**

Ms. Cynthia Hudson commented that UP stands for University Park, but she wishes that it stood for United People and that all elected officials should work hard on projects that they are assigned, and that she wants to see teamwork on the Board.

Ms. Deborah Stroud thanked officials for the work that they are doing, and noted that as a retired 29 year – eight day employee of the Village she commented that she would like to see employees recognized for the services they provide.

Ms. Sandra Heard, Monee Township Assessor commented that she wants to see unity and working together by Board members, and asked if Mayor McCowan would continue to serve on the ALNAC Commission after this election; Relating to workshops during the month of March at her office at #46 Town Center Drive she stated that they would host a series of workshops for residents to include understanding the TIF process April 14<sup>th</sup> and May 12, 2011, and asked if it is possible to revise current TIF Agreements, and asked if the Board would set a date to terminate the contract with the Lobbyist.

Ms. Cher'ese Williams addressed the Board and commented on political signs that are being removed and destroyed, and asked candidates to stop removing signs. She asked to know what could be done to individuals caught removing or damaging political signs.

## **H. BOARD CAUCUS**

Mayor McCowan suspended the meeting from 9:23 p.m. to 9:42 .m. to allow the Board to caucus.

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

Village Manager Sevier responded to concerns as voiced by Mr. Nickerson relating to his discharge from the Village of University Park noting that the grievance process was followed, the Union is not fighting the termination, and that the Village Board does not get involved in the hiring and firing of employees; Relating to concerns as noted in the Monterey Village area, he stated that the area in question is a responsibility of the Homeowners Association, and that the village does not own the property, and suggested that the complainants contact Ms. Porter in Code Enforcement. However, he will have Mr. Townsend survey the position and responsibility of the drain, and take appropriate actions. He also stated that if the homeowner association does not comply, and the issue becomes a threat to health and safety, then the Village would get involved.

**Board Response to Public Comments:**

Manager Sevier responded to concerns relating to CityScape and Brittany Woods and stated that the Police Department is keeping a close eye on the area of CityScape and that they have broken windows boarded up; and that Brittany Woods has been notified of their violations. Relating to Harvest America he suggested that the information is given to Economic & Community Development Director Porter.

Village Attorney Forest Miles responded to concerns relating to CityScape noting that the property is in foreclosure with approximately one million dollars in mechanic liens on the property, and it is not clear whether Harris Bank will take title, or if the Lien holders will take title. If neither takes title the Village will have the opportunity to take the matter to court and perhaps get authority to demolish the buildings. This process normally takes from sixty to ninety days. However, he will watch the matter and report accordingly.

Responding to the question of why certain Trustees did not attend the Mayor's Final State of The Village Address Trustee Covington stated that she was attending the Delicate Balance Breakfast with Robin Kelly and other State and local officials taking care of village business.

Trustee Griffin responded that he was not there because he was taking care of matters in town and at Thornwood House.

Trustee Larry Brown responded that he was taking care of employment related issues that did not allow him to return to town until after 10:00.

Trustee McGuire stated that she had prior work commitments as she notified the Mayor.

Mayor McCowan responded that he addressed the issue relating to employee recognition in his State of the Village Address, and agrees that employees should be recognized for exemplary service, and that TIF Agreements can be amended with a Public Hearing and consent for revisions. He also stated that anyone caught removing or destroying political signs could be prosecuted with a misdemeanor.

**I. ANNOUNCEMENT OF SCHEDULED MEETINGS**

**J. BOARD & MANAGER' COMMENTS**

**E – 2a:           MAYOR’S REPORT**

Mayor McCowan began his report stating that as he previously stated he decided not to seek re-election, but felt it necessary to give a final address that he did on March 19<sup>th</sup> to inform the residents of what is planned for the future of University Park and to set the record on certain issues. He gave a brief video presentation that showed a comparison of taxes in University Park and Crete-Monee School District 201-U from 2006 to the present. His graph showed a decline in village taxes to the lowest in history, but an increase in taxes in the school district under the leadership of Mr. Milton Payton. He noted that a large portion of the tax increases in the school district was due to the construction of and naming of a performing arts center in the name of Mr. Payton at an additional cost of approximately four million dollars. He also referred to a letter from Congressman Danny Davis relating to who is responsible for actually getting a zip code for University Park. Mayor McCowan thanked Trustee Covington and others for their efforts in pursuing a post office for the village, however, as indicated in the letter from Congressman Davis, no new post offices were being considered, because many post offices were being closed, but due to meetings with, and the efforts of Mayor McCowan a separate zip code was approved by the Post Master General and would be designated to the Village of University Park.

Mayor McCowan asked residents to support improvement plans that are now in progress, and realize that the third airport is coming and this village needs to keep secure a place at the table.

**K.   ADJOURNMENT**

Trustee Oscar Brown moved, Trustee McGuire seconded a motion to adjourn the regular meeting of the Board of Trustees at 10:25 p.m.

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

*Respectfully Submitted,*

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*Dorothy R. Jones, CMC  
Village Clerk*