

***Minutes Of The Regular Meeting Of The Board Of Trustees For The Village Of University Park, Will And Cook Counties Illinois, Held Tuesday, December 11, 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 7:08 p.m.

**B. ROLL CALL**

Mayor:	Vivian E. Covington	Present
Trustees:	Elizabeth Williams	Present
	Oscar H. Brown, Jr.	Present
	Milton C. Payton	Present
	Keith J. Griffin	Present
	Joseph E. Roudez, III	Present
	Larry B. Brown	Present

Also present were Village Manager Lafayette Linear, Village Attorney Stewart Diamond, Village Treasurer Devon Dilworth, Police Commander, Interim Chief Darryl Stroud, Parks & Recreation Director Keely Childress, Golf Club General Manager/PGA Paul Blockoms, Fire Chief Charles Exner, Executive Liaison Johnna Townsend, 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. APPROVAL OF MINUTES**

Trustee Roudez moved, Trustee Larry Brown seconded a motion that the Board approves minutes of the regular meeting held October 9, 2012.

Mayor Covington noted a grammatical error on page 3; paragraph 6, under Trustee Williams comments that read **and**, but should have read **had**.

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

Nays: None.

Absent: None.

***Motion To Approve as Amended Carried.***

**Reading of Minutes – continued:**

Trustee Oscar Brown moved, Trustee Roudez seconded a motion that the Board approves minutes of the regular meeting held October 23, 2012 as presented.

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

***Motion To Approve Carried.***

Trustee Griffin moved, Trustee Roudez seconded a motion that the Board approves minutes of the regular meeting (re-scheduled) held November 26, 2012 as presented.

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

***Motion To Approve Carried.***

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

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

Village Manager Linear reported that he routinely holds management meetings with Department Heads, and weekly one-on-one meetings with them; Family Dollar Store has begun the construction phase of the project, and while construction has commenced, he continues to perform a lot of behind the scenes paperwork, and the project is going well.

Mr. Linear reported that the University Parkway street lights installation is continuing, and as everyone is aware, several companies in the Industrial Park have agreed to reimburse the Village the cost of the street lights. The initial agreements were verbal; however, he has drafted and begun to circulate an official pledge letter. Pledge letters can serve as evidence of a binding commitment, and he has received a call asking if the Village would be agreeable to the pledges being honored in the 2013 calendar year to support the Company's budgeting. He reported that the Village is in agreement to this and understand that most of these companies are on a calendar year and will include this item in their budget. He also reported that this season's program at the Kids Health Center will continue to be held at #34 Town Center while work on the new site continues.

**Village Manager's Report – continued:**

Manager Linear reported that he has begun interviewing candidates for the Village Prosecutor, and will make a decision by the end of this week or early next week. The position of the Director of Economic Development may be deferred, depending upon the budget review. He also reported on the National League of Cities Conference held in Boston during the month of November that he attended, where he focused on workshops discussing Public/Private Partnerships and Information Technology.

Trustee Williams asked to know the number of commitments the Village had received for the street lights; she asked if the lights could be moved back to allow for widening of University Parkway, and voiced her concern that the taxpayers might have to pay for the lights.

Manager Linear responded that he had received seventeen verbal commitments and two written commitments. He also stated that he was not aware of a street widening proposal east of Governors State University; that the road she mentioned is owned by Will County.

Village Engineer Ernest Roberts commented that he is not aware of any plans to widen the road referred to by Trustee Williams.

Trustee Griffin commented on information he had of a proposal for the Village to match funds for widening of the street from the Golf Club westward.

Trustee Roudez asked the cost of the lighting project. Manager Linear responded that they asked for donations for the purchase of lights, not for the installation.

Trustee Williams commented that at the ground breaking for Family Dollar Store only the Mayor and three Trustees were invited, and asked to know why others were not included.

Mayor Covington responded that under the last Mayor, only he and the executive Liaison were invited, and nothing was said; however, this was a last minute notice, and everyone will be included in the Ribbon Cutting to be held at a later date. Additionally, she stated that three Trustees did not attend the last Board meeting.

Trustee Roudez commented that he feels everyone should have been given an opportunity to attend the ground breaking.

Relating to health insurance, Trustee Griffin asked if Mr. Mooring had saved the village 25% over other companies.

Manager Linear responded that he would send a memorandum to the Board explaining that process by Thursday.

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

Mayor Covington reported that Crete-Monee 201U School Board would be meeting on December 17, 2012 at 7:00 p.m. to discuss their tax levy, and encouraged residents to attend this important meeting.

Mayor Covington introduced OAI Representatives to give an update on the services they provide.

Mr. Fabrice Bonvoisin addressed the Board and introduced those in attendance with him, including Reggie Greenwood of SSMMA, and Mollie Dowling. He stated that OAI is a not-for-profit organization with an office in Harvey, Illinois, and they work in partnership with local colleges including Richard J. Daley, Prairie State and South Suburban, and also with SSMMA. He noted that there is a need for skilled individuals in the manufacturing field such as: Punch press operators, manual machine operators, production technicians, CNC machine operators, and other skilled jobs. He explained how working with Calumet Green Manufacturing and OAI benefits individuals and communities, and that their program trains and certifies individuals in those fields. He turned the presentation over to Ms. Downing to explain the screening process, some of the key advantages, and some of the qualifications.

Ms. Mollie Dowling stated that the qualifications are minimum, but must be strictly adhered to, and that training is available to anyone 18 years or older, unemployed or under employed, physically able to perform the work, be interested in a career in manufacturing, have a State ID or driver's license, and be drug free. She also stated that those individuals without a high school diploma and with criminal backgrounds are eligible for this program. Ms. Downing stated that working with the colleges, individuals can become certified in any of the fields; there are Grant funded financial assistance available, and they also assist in job placement once training is complete. Additional information is available by calling OAI at (708) 339-8173, or on the website at [www.cgmp4u.org](http://www.cgmp4u.org).

Mayor Covington stated that she would like to see University Park become a partner with OAI. She also stated that the Village is looking for part-time bus drivers to assist in our transportation program.

Mayor Covington introduced Mr. Arthur Mooring for a presentation to the Board.

Mr. Arthur Mooring addressed the Mayor and Board and stated that he is the former Insurance Broker for the Village, and that he had been replaced with another Broker who previously represented the Village. He voiced his concerns with being replaced, and asked the Board's assistance in returning him to his original status as Insurance Broker. He stated that the proposal he submitted would be a reduction in cost of \$296,707.00 to the Village, and that the quote from the new broker would cost the Village more money, and negatively impacts the employees with higher co-pays and deductibles.

Mr. Mooring further stated that he has made several attempts to discuss the decision of Manager Linear, but that Manager Linear rarely returns his calls, or his mailbox is full; and that he has voiced his concerns with Sue Sanfratello, who basically agrees with him that what he is proposing is probably the best offer. He requested a meeting with the Board of Trustees and Manager Linear in an effort to resolve this matter.

Mayor Covington introduced Mr. Ernest Roberts for an update on projects that they are working on.

Village Engineer Mr. Ernest Roberts reported on the status of the I-57 and University Parkway Road Projects noting that the next phase from Harlem to Central and Central Avenue to Cicero is going according to schedule, with a March, 2013 anticipated completion date, and that they were able to get a reduction from 1.3 Million dollars to \$13,800.00 by removing some of the proposals that they felt were unnecessary. He also reported that the Pre-final Phase is 95% complete with a let date of April 20, 2013.

Mr. Roberts provided a letter to the Board requesting that they consider securing the land necessary to move this project forward. He stated that have identified several parcels of land that need to be annexed to secure the Right of Ways needed for these projects.

Trustee Williams asked Mr. Roberts to give a status of the road widening of University Parkway from Cicero to Western Avenue, and the cost of a left turn lane at Cicero.

Mr. Roberts responded that he was not aware of the project referred to by Trustee Williams, but the cost of the left turn lane would be in excess of \$400,000.00.

Trustee Roudez asked Mr. Roberts to explain the economic advantage to the Village of University Park when these projects are complete.

Mr. Roberts responded that the I-57 Interchange is a project that has been in the works for twenty years, and that it would spur economic development by opening up access to the Village.

Trustee Larry Brown asked if traffic lights are included in this plan, or would those cost be a responsibility of the Village.

Mr. Roberts responded that he is working with IDOT on the traffic light situation; however lights are proposed at Harlem and Central, but traffic lights on Governors Highway and University Parkway would be part of the new project.

Ms. Sandra Heard, Resident and Monee Township Assessor asked if there are future plans to widen the road east of Cicero and install either an overpass or underpass in that area.

Mr. Roberts responded that after this phase there are plans to look at the area east of Cicero Avenue.

Trustee Payton referred to bringing Broadband into the Village, noting that we were initially denied, and asked if there are plans for west of I-57, and which side of the Interchange would the Trunk be located. He also asked for a status of water and sewer in the proposed areas.

Mr. Roberts responded that the trunk would be located on the east side of the Interchange, and that he spoke with Aqua regarding sewer and water, but they were not included in the IDOT Interchange Project. He also stated that with IDOT doing the work it would save the Village money due to the economic times, currently bids for projects are coming in at 20 – 30% lower than engineer estimates. He also stated that monetarily both projects are closely connected and could go simultaneously.

Manager Linear commented that Broadband would be coming down University Parkway.

Trustee Payton asked Attorney Diamond if they are now attempting to procure the land needed to be annexed into the village to move this project forward.

Attorney Diamond responded that they were not, and that it would probably be cheaper to the Village to go with another type of firm for securing the land.

Mayor Covington commented that our buses are coming soon and would have the Village Logo and would be a benefit to individuals in the Industrial Park and those using the Metro after regular bus service ends for the day.

***Proclamation - National Drunk And Drugged Driving (3D) Prevention Month***

Trustee Griffin moved, Trustee Roudez seconded a motion that the Board approves a Proclamation proclaiming December, 2012 as Drunk And Drugged Driving (3D) Prevention Month in the Village of University Park.

Manager Linear read the Proclamation.

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

***Motion To Approve Carried.***

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

Trustee Payton asked HSSEC Chair of the Thanksgiving Festivities and Tree Lighting Committee Star Lawson to report on those events

Mrs. Lawson reported that both the events were quite successful; they had 17 volunteers for the tree lighting. She thanked all those who participated including members of the Board and Village Manager. She voiced her concern that a number of residents did not get the message about the events, and stated that she would be willing to assist in getting this issue resolved to get the message out.

HSSEC Chair Donna Gaston commented that the Robo Call system is broken for some phone numbers in the Village; however, the problem has been reported to the IT Director, and hopefully will be fixed soon. She reported that the annual coat give away would be December 15, 2012 beginning at 10:00 a.m. until they are all gone, and that sixteen people had signed up with Will County. She urged residents with needs for coats to sign up. HSSEC is working on plans for Black History Month; Family Fun Day on MLK Day is canceled for next year, and she thanked Mr. & Mrs. Martin for the work they are doing.

Trustee Williams reported on the GED Classes that she has proposed for the Village, and the discussion with Prairie State College, where she learned that the project is no longer free, but asking the Village to pay the salary for teachers in the amount of \$13,000.00. She asked Manager Linear if there had been any movement on this issue and that she thinks the Board should make this work for our residents.

Manager Linear responded that the Village is not budgeted to fund the GED Program, and that GED Classes are available at the University Park Library and at Crete-Monee High School.

Mayor Covington commented that she spoke with someone, and agrees that since there is a satellite site in the area, and services are available at the Library, that we do not need another site.

Mrs. Marilyn Crockett asked why the Village would not use the site at the Library.

Trustee Williams responded that those sites use computers for training, and not live teachers.

Mayor Covington reported that there would be free turkey giveaway at the school on December 15, 2012. Additional information is available by calling (630) 886-3361. She is also looking into a three year veteran's job training program.

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

Fire Chief Exner wished everyone a safe holiday, and urged them to make sure their Christmas Trees are kept in adequate water to prevent fires.

Manager Linear reported that the finance department is working with the new Auditors on the 2010 audits.

Village Clerk Dorothy Jones reported that the filing period for nominating petitions for the April 9, 2013 Consolidated Election would be December 17<sup>th</sup> through December 24, 2012. However, legislation is in the works to move the last date for filing to December 26, 2012.

**E-5:         Attorney's Report**

No report.

**F.     GENERAL PUBLIC COMMENTS**

Senior Citizens Committee Chair Deborah Stroud addressed the Board and reported that the committee's next meeting would be held on February 13, 2013 at 2:00 p.m., and invited any resident 55 years or older to join the committee at the University Park Library.

Sandra Heard, Resident and Monee Township Assessor reported that the Assessor's Office would be holding Open House on December 17, 2012 from 9:00 a.m. to Noon. She thanked the Monee Township Caucus for voting the slate that included her as the candidate for re-election as township assessor.

Mrs. Star Lawson addressed the Mayor and Board and asked if there was a legal meeting of the Plan Commission when the decision was made to send the daughter of Trustee Williams to Boston for the National League of Cities, and why did Manager Linear approve such expenses. She commented that she does not feel that it is appropriate for Attorney Diamond to tell certain Trustees how to vote on agenda items; she feels that it is unfair and disrespectful to Mayor Covington. She asked to know why the attorney would do this.

Attorney Diamond responded that he takes no position on any agenda item; however, when there is a question on what vote does what, he feels it is his responsibility to explain to the entire Board what the aye and nay vote means. This is not done to be disrespectful to the Mayor.

Mrs. Mildred Morgan thanked Board members who voted against the Town Builders Studio Project, and she asked to know the state of Village finances.

Trustee Williams commented that she heard that we have only enough money to pay bills for two months.

Trustee Griffin stated that Finance Director Gibson informed the finance committee that we are two cycles before we go over the fiscal cliff.

Trustee Payton commented that what the Village has is cash flow problem, not that we are broke, because there are alternatives in place to solve the cash flow problem; we have a line of credit to use until funds become available. He explained how State, County and Federal funds are dispersed to municipalities. He also stated that this is not unusual and that we can sell tax anticipation notes, but they must be paid back. He commented that the problem we have is from poor financial management by prior administration, and that he does not agree with some of the statements of Director Gibson. He further stated the Finance Committee Chair Art King has asked Manager Linear to identify areas that could be cut.

Trustee Roudez commented that we should not have to get tax anticipation notes, and that he had a problem with the current budget that the Board voted for a 0% rate increase and Trustee Payton added over one million dollars to the budget, when we need training for our residents.

Trustee Payton responded that he disagreed with Trustee Roudez that he added over one million dollars to the budget, and stated that they removed unnecessary items from the budget, such as another water study, Resource Center, and in Parks & Recreation Programs, thereby changing the budget.

Mrs. Gloria Barnett-Brookins commented on the length of time residents are allowed to make comments, and stated that at a previous meeting, Mayor Covington stated that there would be a limit of thirty minutes total for public comments with a maximum of three minutes per individual. She asked why this is not enforced.

Mayor Covington responded that she feels that the public should be allowed to speak, and she was not cutting them off.

Mr. Kujo Baffour addressed the Board and stated that PK's Learning Center at #82 Town Center pays rent; that they invested over \$250,000.00 in improvements at that site that the Village was to deduct from rent. He also stated that he will not tolerate having his character demeaned.

Mrs. Norma Scarborough commented on her concern with the reaction and statement of Trustee Oscar Brown and his refusal to sign petitions that she was circulating. She stated that she was circulating the petitions for the Concerned Citizens Committee and asking the Board not to vote against the Town Builders Project but to help bring economic development in the Village.

Mrs. Gloria Barnett-Brookins commented that the Christmas decorations were pretty, and directed her comment to Mayor Covington relating to residents requesting information under the Freedom Of Information Act, noting that it is the right of every citizen to request public information if they want. She requested a workshop with the Board and the Board of Fire & Police Commissioners to review the rules and regulations, and she asked the Board to provide a space for the public to wait when the Board goes into executive session.

Mr. Steve Allen commented that Board members took an Oath to serve the public, but many are not doing that. He stated that PK's businesses are great for the Village, and the Board needs to look at the vision of Mayor Covington and work with her to move the Village forward. He also asked if Trustees should be paid for meetings that they do not attend; asked how much is the attorney paid to answer telephone call, and that since the Library provides GED training there is no need for the Village to have a site and the same program.

Mr. Raymond Jackson commented on the high foreclosure rate in the village; questioned mis-management in the Police Department, and asked Acting Chief Stroud why he paid officers thousands of dollars to do nothing in other communities. He asked the Board if they had any plans to ease the foreclosure rates.

Trustee Payton responded that the Senior Community Living project, and the University Village project would have helped ease the foreclosure rate, due to high taxes; but they were voted down by members of the Board. He also stated that the project would not have cost taxpayers 6.5 million dollars, and the project would bring in approximately \$200,000.00 after bond payments, and later approximately a million dollars in new revenue.

Mayor Covington referred to the Mayor of Monee and how they take care of business, and stated that University Park could take a lesson from them.

Trustee Oscar Brown responded to Mrs. Scarborough stating that he did not intend to halt her efforts to rally residents to get petitions signed; however, he was elected to make decisions in the best interest of the Village, and there was nothing in the agreement with Town Builders Studio to force them to construct commercial building first, and that gave him reason to vote against the project.

Mr. Darrin Johnson asked if the Trustees ever reach out to the residents.

Trustee Oscar Brown responded that he does reach out, and cited the grilling issue ordinance, and how he changed his decision after speaking with residents in the area.

Trustee Payton commented that the statements of Trustee O. Brown relating to Town Builders Studio were untrue, because they agreed to do the commercial first.

**G. DISCUSSION AGENDA**  
**G-1: UNFINISHED BUSINESS**

*None listed on the agenda.*

**G-2: NEW BUSINESS**

**G-2a: First, Second and Third Readings – Ordinance Levying Taxes For Corporate Purposes Of The Village Of University Park, Illinois, For The Fiscal Year Commencing On The First Day Of May 2013, And Ending On The Thirtieth Day Of April 2014**

Trustee Larry Brown moved, Trustee Griffin seconded a motion that the Board table this ordinance to a joint meeting of the Board of Trustees and the Finance Committee on December 18, 2012 at 6:30 p.m. and decide on cuts to be made.

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

***Motion To Table Approved.***

**G-2b: First, Second and Third Readings – Ordinance Authorizing an Intergovernmental Agreement Between The County Of Will And The Village Of University Park**

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

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

***Motion To Approve Carried***

**Ordinance Number O2012-38.**

**G-2c: First Reading – Ordinance Amending Chapter 808, Alcoholic Liquor Dealers**

Trustee Oscar Brown moved, Trustee Roudez seconded a motion that the Board table reading of this ordinance

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

***Motion To Table Approved.***

**G-2d: First Reading – An Ordinance Authorizing The Execution Of A Lease Extension And Resolution Of Disputed Items For Space No. 22 and 26 At The University Park Town Center**

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

**Motion To Amend Main Motion:**

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

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

**Motion To Table Carried.**

**G-2e: First Reading – An Ordinance Authorizing The Execution Of A Lease Extension And Resolution Of Disputed Items For Space No. 82 At The University Park Town Center**

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

Trustee Larry Brown commented that he supports both of these businesses, and feels that vendors deserves a chance to be successful in this town, and that he feels that the Board keep these businesses in the Village.

Mayor Covington commented that she is appalled that one business person is being singled out; that this is a quality of life issue that affects not just the owners, but the employees, kids and other workers.

**Motion To Amend Main Motion:**

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

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

**Motion To Table Approved.**

**G-2f: Motion To Approve Renewal Of The University Golf Club & Conference Center's Package Policy**

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

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

***Motion To Approve Carried.***

**G-2g: Motion Requesting That Manager Linear Prepare And Seek Quotations For A Private Company To Operate The Restaurant At The University Golf Club & Conference Center.**

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

**Motion To Amend Main Motion:**

Trustee Oscar Brown moved, Trustee Roudez seconded a motion that the Board table this item.

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

***Motion To Table Approved.***

**G-2h: Bills Payable**

Trustee Roudez moved, Trustee Larry Brown seconded a motion that the Board approves the listing of the General Operating Expenses that the Village of University Park has incurred for the last two (2) weeks from November 27, 2012 to December 11, 2012. The following funds will be charged for these expenses:

General Operation Fund	\$ 223,518.97
Road & Bridge	\$ 350.75
Town Center Fund	\$ 11,673.55
University Golf Club	\$ 72,372.04
Capital Project Fund	\$ 5,089.98
TIF III Fund	\$ 451,728.00
TIF V Fund	<u>\$ 380,924.77</u>
<b>Total</b>	<b>\$ 1,144,758.06</b>

Trustee Griffin referred to check #78339 (Davis Staffing) and asked how much longer would temporary employees work, and how many are still employed.

Golf Club Manager Blockoms and Parks & Recreation Director Childress responded that there are three employees for the Golf Club and 1 for Parks & Recreation.

Trustee Payton referred to check number 78455 (Foreign Fire) and asked for clarity.

Fire Chief Exner explained that all businesses in the State must pay taxes, and that 2% of the taxes collected are divided among fire protections districts to be used for equipment, etc.

Trustee Williams referred to check numbers 78382, 78415 and 78423 and asked for clarity.

Manager Linear responded that the checks are for communications services, and Village Newsletters.

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

***Motion To Approve Carried***

**I. BOARD OF TRUSTEES AND MANAGER COMMENTS**

**J. ANNOUNCEMENT OF SCHEDULED MEETINGS**

**K EXECUTIVE SESSION**

**L. ADJOURNMENT**

Trustee Roudez moved, Trustee Williams seconded a motion that the Board adjourns the meeting of the Board of Trustee at 10:55 p.m.

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

*Respectfully Submitted*

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*Dorothy R. Jones, CMC  
Village Clerk*