

Minutes Of The Regular Meeting Of The Board Of Trustees For The Village Of University Park, Will And Cook Counties Illinois, Held Tuesday, July 22, 2014 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 7:12 p.m.

B. ROLL CALL

Mayor:	Vivian E. Covington	Present
Trustees:	Elizabeth Williams	Present
	Oscar H. Brown, Jr.	Absent (arrived at 7:14)
	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 Steward Diamond, Village Treasurer Devon Dilworth, Police Chief Ed Bradley, Parks & Recreation Director Keely Childress, Deputy Fire Chief Brian Chellios, IT Director Deryl Bolton, Public Works Interim Director Jerry Hunt, Cable Studio Christel Allen, Community Relations Manager James Bell, and Village Clerk Dorothy R. Jones.

C. PLEDGE OF ALLEGIANCE

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

D. READING OF MINUTES

Trustee Payton moved, Trustee Larry Brown seconded a motion to approve minutes of the regular meeting of June 10, 2014.

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

Motion To Approve Carried.

Reading Of Minutes – continued:

Trustee Roudez moved, Trustee Griffin seconded a motion to approve minutes of the regular meeting of July 8, 2014.

Trustee Payton referred to page 7; paragraph 7 and asked that it be added to his comments the following: He also asked the number of building complexes that would be affected by this legislation.

Mayor Covington stated that she would like added to her comments on page 3; paragraph 7 the following: She also thanked Mrs. Mildred Morgan for bringing the matter of debris at Family Dollar to the attention of Director Bolton for a quick resolve of the problem.

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

Nays: None.

Absent: None.

Motion To Approve As Amended Carried.

E. REPORTS OF ELECTED & APPOINTED OFFICIALS

E-1: Village Manager's Report

Village Manager Linear reported on a sealed bid opening held July 10, 2014 for the renovation of 80 Town Center into a Technical Resource Center and noted that unfortunately, the bids included several items which should have not been included, and this error caused the bids to come in substantially higher than anticipated, but Management is working with the architects to revise the specification and this project will be re-bid at a later date. Meanwhile he continues to meet with local businesses and schools to develop a partnership for the purpose of enhancing business opportunities and employment for Village residents. Village financial statement auditors, Lauterbach and Amen continues the preliminary fieldwork, along with the finance department staff on our fiscal year 2011 statement audit and we continue to keep the State Comptroller's Office updated on our progress, and the audit is expected to be completed by the end of August.

Manager Linear reported that the University Parkway reconstruction project continues as scheduled. Phase 1 reconstruction from Central Avenue to Cicero at an estimated cost of \$5.1 million dollars is moving forward as scheduled. After approximately 18 months of engineering and right of way acquisitions IDOT has developed the following schedule: Bid letting was held June 13, 2014, and the contract will be awarded to Gallagher Asphalt on August 13, 2014 with construction scheduled from October 1, 2014 to November 1 2015, and the kick off meeting is being planned. He also reported that he continues to pursue commercial enterprises to locate in the Village.

Village Manager's Report Continued:

Manager Linear also reported on the review of request for TIF Reimbursements, and noted that a substantial amount of TIF funds have been deposited into the Village's Special Tax Allocation Fund, the expectation is to have these funds dispersed to businesses during the month. Additionally, he reported on the process of formulating for publication the 2014 – 2015 budget as they prepare for the 1st quarter budget review. Once completed, he will ask the Board to place this item on a Board Workshop during the month of August.

Trustee Roudez commented that there is a need to re-stripe Blackhawk Drive, and asked if we could offer free rent or other incentives in the town center to home occupation business's desiring to upgrade their business venture, and thereby bring business to the town center

Trustee Williams asked if the new streetlights have been paid for, and if so, by whom.

Village Manager Linear responded that approximately \$35,000 in donations came from businesses, and the Village paid the remainder and for the installation.

Trustee Payton commented that he received from the Village Clerk agendas of the Legislative and Operations Committee, but had not received any minutes from that committee. He also renewed his request for a list of complexes affected by the enclosure ordinance, and stated that this is his third request for the safety plan developed for traffic flow for the Family Dollar Store, and that he has not seen a copy of the line item capital budget as requested.

Village Clerk Dee Jones responded that she has two sets of minutes that were approved by the L & O Committee that she would send to him, and have posted on the website.

Village Manager Linear responded that that he would have that list to Trustee Payton on the next business day.

Trustee Larry Brown commented on the need for improvement of the railroad crossing at Central and Bond.

Village Treasurer Dilworth commented that tax abatement programs could be offered to town center tenants as an incentive.

Mayor Covington asked Manager Linear his turn around schedule for returning phone calls, and that she wants to be notified of all applications and communications relating to medical marijuana issues.

Manager Linear responded that usually he returns calls within 24 hours depending on the nature and the time.

Village Manager's Report Continued:

Village Attorney Diamond responded to Mayor Covington relating to medical marijuana and expounded on the States Administrative Rule relating to the cultivation and dispensing of cannabis, noting that the State will be issuing license for cultivation plants in Will County. He stated that he is aware of 1 company that has come to Mayor Covington and asked for a letter of support, which he understands the Mayor has done. However, he suggests that the Board requires Companies put in writing their plan detailing what they intend to do, and what they plan to do for this community. He further noted that there may be some zoning issues relating to this matter, and that contact should be made with Governors State University regarding their input in this matter. He also stated that the Village is under no obligation to sign and give letters of recommendation, however, it has in its authority to issue one, or more if desired. He also suggested that the Board take a look at other issues, specifically the direct relationship with zoning, job opportunities, and the potential that this would substantially increase electrical and water usage that would also affect our utility rates.

Mayor Covington commented on a letter that she received requesting a letter of support, and was not aware of other request made to the Village Manager. She also asked if we could first issue warning notices for violation for parking blocking the sidewalk, rather than a ticket as the first notice. She commented on a call she received from a 40 year resident, who stated that he and his neighbors were not aware that this was violation.

Mayor Covington asked Manager Linear if there could be a review of the budget to add funding for the position of human resource. She also stated that we need a disaster plan that would let the residents know who to contact, and what to do in a disaster; she asked if there were any plans to put plants around the lights, and asked to know the status of the repairs at the kitchen at the golf course.

Manager Linear responded to Mayor Covington stating that the budget could be reviewed to address the HR; that the kitchen had a soft opening earlier today, and hope to be in full swing in a few days. He also stated that the 2011 audit should be completed by the end of August.

Trustee Roudez asked Deputy Fire Chief Chellios to give us an update on the disaster plan in use by the Fire Department.

Deputy Fire Chief Chellios commented that we are currently working with emergency plans that were developed in the 1990's. However, they are working to develop plans based on the emergency management of Will County, whose plan is taken from the State with EPA Guidelines. He stated that once the issues regarding training is done they can move forward on this project, and noted that training can be done online free through the Homeland Security website. He will continue to work on updating our plan.

E-2: Mayor's Report

Mayor Covington reported on her meetings and activities since the last meeting, with emphasis on the following: Her excitement for the Village that IDOT notified Robinson Engineers that the University Park project was awarded officially to Gallagher Asphalt and the road reconstruction from Central Ave. just west of Home Ave would officially begin this year. GSU Planning is planning their ribbon cutting, in phases, and she will announce the updates or send it in a robo call as soon as they are received.

Mayor Covington stated that she would first like to apologize to Mrs. Mary Ellen Griffin for a statement she made using the word "HOOD" and stated it was only in jest, but because it was offensive to her she apologizes. However, her other issues she wanted to add that evening, (that she did not state, due to the time limitation) concerned a call she made to Eastcom that was disturbing to her. She stated that she was upset with the support she felt she did not receive from Eastcom, when asking who to contact for assistance due to the flooding in her home, and she was told to go to her car. However, she finally received attention from three of our Police Officers and she wanted to thank them publicly for their outstanding support in aiding her. The Officers were Office Jaco, and Officer Bryant. Mayor stated that she made a call to Eastcom relating to this situation, and would follow up on Mrs. Griffin's complaint, and discuss the results with her. She also commented on her feelings and concurrence with what Trustee Payton stated at a previous Board meeting that we have lost the contributions of Scholarship funding from some of our Corporate Community due to the Head tax, and how our previous Attorney made donation. She then publically asked Attorney Diamond if they would consider contributing to our scholarship fund.

Mayor Covington stated that it was an honor to be a guest speaker for U.S. Senator Durbin's interns last Friday; that she represented University Park last Sunday in the Battle Of The Burbs With Mayors, Police Chiefs And Fire Chiefs, and hope to see other residents and staff take part of this outing next year. She also reported on a Luncheon held on yesterday with the Chicago Southland Commerce where the speaker was Republican Candidate for Governor Bruce Rauner. She attended a meeting held On Saturday hosted by the Honorable Toni Periwinkle with several Mayors, Commissioners, Congressman Rush, Congressman Danny Davis and Congresswoman Robin Kelly to discuss the issues of Illinois. She expounded on the nationwide effort that The National Mayors are perusing per President Obama on Our Young men "My Brother Keeper". You will get a flyer recruiting your expertise and assistance if you so desire. She stated that she has already started the charge and have volunteers in various areas of expertise, mentoring, educators, and professional behavior training.

Trustee Williams commented on her concern with comments made by Trustee Payton at a previous Board meeting relating to a proposed senior building and the black developer bringing it to Town, and how some of the Board members voted it down. She stated that this same company went to the Village of Markham with the same proposal and now Markham is stuck with a \$10 million expense that is now paid for by the taxpayers.

Mayor Covington asked to have Mrs. Morgan removed from the Board room due to her concern with Mrs. Morgan raising an umbrella during comments made certain elected officials.

Attorney Diamond responded that if Mrs. Morgan was not disrupting the meeting, to remove her could be in violation of her constitutional rights, which he feels she is constitutionally protected.

Trustee Payton responded to the allegations of Trustee Williams that the developer she referred to would have caused the Village money, because the developer did not ask the Village for anything and had a budget over \$15 million for this project, and only wanted to bring decent, safe, affordable housing with other amenities for our seniors. He also stated that because of the head tax ordinance that was passed by the same four Trustees is the reason why one of our businesses in the industrial Park is moving out, with another company possibly leaving.

E-3: Committee & Commission Reports

E-4: Reports of Other Officers

Community Relations Manager James Bell thanked all of the participants for the success and their support of the Motown Music and Classic Car & Bike Show held on July 20, 2014 in the parking lot at the Town Center; he reminded everyone noted that Family Fling would be held on August 2, 2014 at Palmer Park, with parade starting at the Town Center; on August 6th there will be an advanced training seminar at the University Golf Club & Conference Center at no cost. Additional information is available by calling (708) 339-8173. He also noted that Senior Fun Day will be August 27th here at #90 Town Center from noon to 4 pm.

Parks and Recreation Director Keely Childress reported that they had received receptacles for animal waste at the park, and asked residents walking their pets please use these receptacles. She gave an overview of the plans for the August 2nd annual back to school parade and family fling, special thanks to Faith Movers Church for their donation of \$2500 to help defray the cost for back to school supplies for family fling, and for their volunteers that would be assisting in the festivities.

Christel Allen reported that the cable studio covered the classic car show, and that they would be taking the young broadcasters to see a professional basketball game of the WNBA at Allstate Arena.

E-5: Department Updates

None

F. GENERAL PUBLIC

Attorney Diamond reminded the public of the 30 minutes maximum allowed for public comments, with three minutes for each individual, and Asked that they be mindful of the time limit. However, anyone who has signed in and not allowed to speak tonight would be 1st on the list for comments at the next meeting.

Ms. Johanna Ryan of Bimba Manufacturing voiced her concerns with the claim of racism as forced by Trustee Griffin a previously, stating that none of her comments were racially related and that Bimba partners with Prairie State and Kankakee Colleges to train employees. She asked how does forcing them to pay a Head Tax compensate for not filling jobs with Village residents, and she asked the Board to repeal the Head Tax Ordinance.

Trustee Oscar Brown stated that the head tax ordinance is not an incentive to hiring, and that he feels Bimba should give some consideration to hiring Village residents.

Mrs. Mildred Morgan asked to know quarterly profits that is made by Bimba; asked why Trustee Payton, Trustee Larry Brown, Roosevelt Martin, and James Young went behind the residents backs to entice industrial Park businesses for support.

Trustee Larry Brown responded that they met with the 11 companies last week to hear their concerns. He stated that the businesses voiced concerns with theft and vandalism and police response time, road repairs and other issues that they listened to. He further stated that most of the companies indicated that they use of Davis staffing to hire employees, and that the lack of employees from University Park is not intended to disrespect this community.

Trustee Payton commented that he feels that Mrs. Morgan's hatred for Mayor Covington hides her good desires, and that her actions and disrespect with kids watching is deplorable.

Police Chief Bradley responded to the concerns relating to the police department, noting that they are aware of theft in the industrial Park, and that they had made arrest, and individuals are serving time. Additionally, they respond to all calls, and are now deploying extra patrol and partnering with some of the companies and their security teams.

Ms. Chere'se Williams asked if the Village had a staff liaison to the industrial Park, and stated that she has some areas of concern relating to head tax versus earnings from the companies. She also asked the lights were paid for, the cost of the lights, and if lights were adopted.

Trustee Payton commented none TIF businesses pay a higher rate of taxes than homeowners, and Bimba is an employee owned business.

General public comments continued:

Mrs. Annie Ward commented that she did a research on the word "Hood" and found many definitions but none that described the word as disrespectful. She announced that CCC would soon host a memorial celebration of Former President Palmer, and also a fund raiser entitled a Night at the Races.

Ms. Laverne Williams asked if training reports of personnel could be put on the website; she asked to know the dispensation of the head tax, and if the plan commission could review plans relating to medical marijuana. She also asked if the Village is adding more money for the pipelines that the proposed interchange and other capital improvements.

Mrs. Mary Smith commented that she is upset with how the Village Board communicates with each other in public and with the total lack of respect for Mayor Covington, each other and the citizens of University Park.

G-1: UNFINISHED BUSINESS

G-1a: Third Reading — Ordinance Amending Chapter 660 (Safety, Sanitation And Health), Section 660-03 (Litter Control), Providing Requirements For Trash Container Enclosure Facilities In Multi-Family Residential Developments

Trustee Griffin moved, Trustee Roudez seconded a motion to approve 3rd reading of this ordinance.

Trustee Payton asked the number of complexes that would be affected by this legislation and stated that there needs to be a workshop to address issues relating to how this will affect the condominium in our town, because he feels their rates will go up if this legislation is passed.

Mayor Covington asked to know the contexts of the meetings between Brittany Woods, Manager Linear and some other individuals, because she was told that Brittany woods threatened if they do not comply.

Motion To Table:

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

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 O2014-33.

G-2: NEW BUSINESS

G-2a: First, Second and Third Readings — Ordinance Repealing Ordinances Which Made Changes To Boards And Commissions And Created An Employer's Expense Tax

Trustee Oscar Brown moved, Trustee Roudez seconded a motion to table this ordinance indefinitely.

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

Nays: Trustees Payton, Larry Brown, and Mayor Covington.

Absent: None.

Motion To Table Carried.

G-2b: 1st, 2nd & 3rd Readings – An Ordinance Authorizing A Dell Financial Services Lease Proposal For Two PowerEdge T620 Servers

Trustee Griffin moved, Trustee Roudez seconded a motion to approve 1st 2nd and 3rd readings of this ordinance.

I T Director Bolton stated that these 2 virtual servers would replace eleven servers that currently use and would be more cost-effective.

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

Nays: None.

Absent: None.

Motion To Approve Carried

Ordinance Number O2014 – 34.

G-2c: Bills Payable

Trustee Larry Brown moved, Trustee Payton second 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 July 9, 2014 to July 22, 2014. The following funds will be charged for these expenses:

General Operation Fund	\$ 306,458.23
Road & Bridge Fund	\$ 3,936.46
Golf Course Fund	\$ 47,772.52
TIF V	\$ <u>780.00</u>
Total	\$ 358,947.21

There were questions relating to certain payments to CMT, and Ancel Glink. Mayor Covington stated that she wants copies of all invoices from vendors.

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

Nays: None.

Absent: None..

Mayor Covington concurred with the action of the Board.

Motion To Approve Carried.

Trustee Roudez left the meeting at 10:00 pm and not return.

H. BOARD OF TRUSTEES AND MANAGER COMMENTS

Mayor Covington introduced Mr. Hurst for a brief presentation on his proposal relating to medical marijuana.

Mr. Hurst gave a brief background on his company and stated that they are interested in opening a medical marijuana cultivation center in the industrial Park area, and that he will be working with Governors State University to develop the scientific data for this \$100 million per year on-site facility. He stated that they propose to support the community by donating scholarships and training programs. He stated that they are requesting a letter of support from this Village, because only one license been issued by the state in the surrounding four counties.

I. ANNOUNCEMENT OF SCHEDULED MEETINGS

J. EXECUTIVE SESSION

K. ADJOURNMENT

Mayor Payton moved, Trustee Larry Brown seconded a motion that the Board adjourns the regular meeting of the Board of Trustee at 10:40 p.m.

Motion to Adjourn Carried By Unanimous Voice Vote – Trustee Roudez Absent.

Respectfully Submitted,

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