

**VILLAGE OF MAYWOOD
BOARD OF TRUSTEES
REGULAR BOARD MEETING MINUTES
TUESDAY, AUGUST 20, 2019**

1. Call to Order

The Regular Board Meeting of Tuesday, August 20, 2019 was called to order by Mayor Edwenna Perkins at 7:09 p.m. in the Council Chambers at 125 South 5th Avenue, Maywood, IL 60153.

2. Roll Call

Upon roll call by Viola Mims, Village, Village Clerk, the following answered **Present:** Mayor Edwenna Perkins, Trustees I. Brandon, M. Jones, A. Sanchez, K. Wellington, M. Lightford (7:30 p.m.) and N. Booker. **Absent:** None
There being a Quorum Present, the meeting was convened.

Staff Attendance:

Willie Norfleet Jr., Village Manager
David Myers, Director of Community Development
Lanya Satchell, Finance Director
Valdimir Talley Jr., Police Chief
Elijah Willis, Deputy Police Chief
Craig Bronaugh, Fire Chief
John West, Public Works Director
Michael Jurusik, Village Attorney
William Peterhansen, Village Engineer
Angela Smith, Business Development Coordinator

3. Invocation

Mrs. Tywana Rand gave the invocation

4. Pledge of Allegiance to the Flag

Everyone remained standing and recited the Pledge of Allegiance to the Flag of the United States of America.

5. Approval of minutes for the Special Board Meeting of the Board of Trustees Tuesday, June 25, 2019.

Motioned by Trustee Brandon and Seconded by Trustee Sanchez to approve the minutes for the Regular Board Meeting of Tuesday, June 25, 2019.

Discussion: None

Ayes: Mayor Perkins, Trustees I. Brandon, M. Jones, A. Sanchez, K. Wellington and N. Booker

Nays: None

Abstain: None

Absent: Trustee M. Lightford

Motion Carried

6. Approval of minutes for the Regular Board Meeting of the Board of Trustees Tuesday, July 9, 2019.

Motioned by Trustee Sanchez and Seconded by Trustee Brandon to approve the minutes for the Regular Board Meeting of Tuesday, July 9, 2019.

Discussion: None

Ayes: Mayor Perkins, Trustees I. Brandon, M. Jones, A. Sanchez, K. Wellington, M. Lightford and N. Booker

Nays: None

Abstain: None

Absent: Trustee M. Lightford

Motion Carried

7. Oaths, Reports, Proclamations, Announcements and Appointments

- Mr. Myers announced the Community Housing Fair (Village of Maywood, Village of Bellwood and North West Housing Partnership) on Saturday, August 24, 2019, 9 a.m. to 1 p.m. at the Eisenhower Community Center, 700 Speechely Blvd., Hillside.

A. Finance Management Report(s):

1. Approval of Village of Maywood Warrant List No. 200475 through August 15, 2019 in the amount of \$3,085,942.38.

Motioned by Trustee Sanchez and Seconded by Trustee Brandon to approve Warrant List #200474 in the amount of \$3,170,788.80.

Discussion: Trustee Sanchez questioned Check No. 100178. Mr. Norfleet reiterated that Rod-Outs services are still being utilized. Trustee Wellington questioned Check Nos. 100350 (porta-potty in Forest Park), 100356 (PE Basketball Camp), 100365 (pop-up block party), 100410 (scholarship), 100534 (Safe Summer), 100542 (pop-up block party), and 100560 (Washington School). Trustee Booker questioned why payments are being issued before Board review and questioned why the topic is being repeated on the agenda. Mayor Perkins responded it is a standard practice that is being questioned by new Trustees. Attorney Jurusik responded the Expense Policy is not being followed using options to spend public funds; **1)** obtain advanced approval for a desired expense and **2)** pay out-of-pocket and seek reimbursement for the expense at "your own risk" for Board approval. Trustee Wellington commented that isolated events do not benefit the Village of Maywood. Mayor Perkins and Trustee Brandon mentioned the limited Board meetings due to the summer schedule and past practices for expenses. Trustee Sanchez mentioned the process for check requests should not override the Village's written policy.

Ayes: Mayor Perkins, Trustees I. Brandon, M. Jones and A. Sanchez

Nays: Trustees K. Wellington and N. Booker

Abstain: Trustee M. Lightford

Absent: None

Motion Carried

B. Mayor's Report and Theme: "A shift is coming; things are changing in our favor, when the people get a mind to work."

1. Presentation by Emanuel Wilder, Chairman of Maywood Board of Fire and Police Commission pursuant to the commission's annual report.

Commissioner Clay provided a hand-out of the Annual Report.

Presentation Only

2. Consideration for the Village of Maywood sponsorship pursuant to The Answer, Inc., Spectrum Gala Saturday, September 2, 2019 in the amount of \$1,000.00.

Motioned by Trustee Booker and Seconded by Trustee Lightford to approve the sponsorship to The Answer, Inc. Spectrum Gala in the amount of \$1,000.00.

Discussion: Trustee Sanchez asked if funds were available. Mr. Norfleet responded this item was not taken into consideration during the budgeting process. Trustee Wellington mentioned this organization does not benefit the Village as a whole and payment should have been made out-of-pocket.

Ayes: Trustees M. Jones, M. Lightford and N. Booker

Nays: Mayor Perkins, Trustees I. Brandon, A. Sanchez and K. Wellington

Abstain: None

Absent: None

Motion Failed

Motioned by Trustee Brandon and Seconded by Trustee Lightford to allow Trustees to utilize their stipend to support The Answer Event which they deem fit for the event. An amended motion follows:

Discussion: Trustee Wellington mentioned there is no need to make a motion because there is an expense policy in place. Attorney Jurusik mentioned Board members can support the event by making personal payments and requesting reimbursements or present the request to accept the event as an authorized expense to the Board for approval.

Trustee Brandon made an amended motion to include the language that was provided by the Village Attorney: "Attorney Jurusik motion to approve the discretionary donation to the event and finding that the event is an eligible expense under the expense policy."

Ayes: Mayor Perkins, Trustee I. Brandon, M. Jones, A. Sanchez, M. Lightford and N. Booker

Nays: Trustee K. Wellington

Abstain: None

Absent: None

Motion Carried

3. Presentation by Chatman Lewis Flagg – CLFC Group regarding Opportunity Zone Investment Vacant Lot Acquisition and Tax Moratorium Proposition.

Evan Lewis, David Capana, Ed Kuyper and Wendy Williams of the CLFC Group gave a report on a proposal for improvement projects to for Village vacant lots.

Discussion: Trustee Brandon mentioned the proper procedure for this type of proposal should be vetted through Community Development.

Motioned by Trustee Sanchez and Seconded by Trustee Lightford approve.

Discussion: None

Ayes: Trustees I. Brandon, M. Jones, A. Sanchez, K. Wellington, M. Lightford and N. Booker

Nays: Mayor Perkins

Abstain: None

Absent: None

Motion Carried

4. Discussion regarding Police Department purchasing Body Cams for the Village of Maywood. No attachments. This item was discussed prior to Item B3.

Chief Talley reported the matter is still under research.

No Action Taken

5. Discussion regarding re-authorization of the 2010 Census Complete Count Committee Ordinance to be transformed into the 2020 Census Complete Count Committee Ordinance; and suggested revisions and amendment to the 2010 Census Complete Count Committee for the 2020 Census Complete Count Committee.

Discussion: Trustee Booker mentioned Proviso Township. Trustee Wellington asked who the liaison will be. Trustee Sanchez asked where the money would generate. Mayor Perkins responded Rhonda Sherrrod would be the liaison for the committee and TIF Fund could be used. Mayor Perkins requested a motion to move Items B5, B6 and B7 to the next Board Meeting for further discussion.

Motioned by Trustee Brandon and Seconded by Trustee Wellington to move Items B5, B6 and B7 to the next Board meeting on September 3rd and to have someone present from the Committee.

Discussion: None

Ayes: Mayor Perkins, Trustees I. Brandon, M. Jones and K. Wellington

Nays: Trustees A. Sanchez, M. Lightford and N. Booker

Abstain: None

Absent: None

Motion Carried

6. Consideration to appoint the following candidates to the Census 2020 Complete Count.

Item will be discussed at the next Board meeting.

7. Consideration regarding an Operating Budget for the Census 2020 Volunteers who are already working in Maywood.

Item will be discussed at the next Board meeting.

8. Consideration for the Liquor Commission to present their semi-annual review of the liquor license holders in the Village of Maywood.

Clerk Mims reported the current liquor license holders are all in compliance with the Village Code and there are no changes. Trustee Wellington asked why the Liquor Commission is not making the presentation. Clerk Mims responded the Ordinance only requires the Liquor Commissioner to report the above information.

Information Only

9. Discussion and consideration concerning Video Gaming proposed at 400 South Lake Street and 705 South 5th Avenue in Maywood, IL 60153 and the approval of a Class "M" Liquor License by Ms. Tina Wilson. No attachments

Ms. Wilson was not present at the meeting.

No Action Taken

8. Public Comments:

Comments from the Public – Comments were made by the following individuals: L. Redmond, G. Clay, S. Smiley, J. Clark, M. Larry, D. Jeter, R. Ester, R. Clark and J. Wilson. **Response to Public Comments** – Mr. Norfleet and Attorney Jurusik responded to public comments.

8. Village Manager's Report:

- A. Discussion and consideration regarding the 2019 50/50 Sidewalk Program that was bid out in June of 2019. M & J Asphalt Paving submitted a pricing of \$8.00 per square foot, total project price of \$59,200.00. John West, Public Works Director, recommends that M & J Asphalt's proposal be accepted for this project.

Motioned by Trustee Brandon and Seconded by Trustee Jones to move Items 8A, 8B, 8C, 8D to the next Board meeting.

Discussion: None

Ayes: Mayor Perkins, Trustees I. Brandon, M. Jones, A. Sanchez, K. Wellington, M. Lightford and N. Booker

Nays: None

Abstain: None

Absent: None

Motion Carried

- B. Discussion and consideration regarding approval of 2019 Concrete Pavement Patching Contractor project that was bid out in June 2019. Two bidders submitted their proposals and M & J Asphalt Paving Submitted the lowest qualifying bid for \$49,250.00. It was recommended by John West, Public Works Director that M & J Asphalt's proposal be accepted.

Item will be discussed at the next Board meeting.

- C. Discussion and consideration regarding approval of 2019 Asphalt Pavement Patching Contract project that was bid out in June 2019. M & J Asphalt Paving submitted the lowest qualifying bid in the amount of \$19,450.00. It was recommended by John West, Public Works Director that M & J Asphalt's proposal be accepted for this project.

Item will be discussed at the next Board meeting.

- D. Discussion and consideration regarding approval of 2019 Crack Filling Program that was bid out in June 2019. Three bids were received for this project. Denler, Inc. submitted the lowest qualifying bid for service in the amount of \$24,320.00 per square foot with a total project price of \$59,200.00. It was recommended by John West, Public Works Director that M & J Asphalt's proposal be accepted for this project.

Item will be discussed at the next Board meeting.

- E. Presentation by Troutman & Dams LLC regarding Cook County 7A Tax Incentive to assist with the redevelopment of property located 215 W. Madison Street, Maywood, IL into a Blood Plasma Center managed by Biomat USA. and consideration regarding Maywood Police Department Proposal No. 11 to purchase and outfit the Police Department leading to the utilization of body worn cameras by all officers. This item was discussed prior to Item 8A.

Mr. Jim Trotman, owner of the property, gave an overview of the bloom plasma center and Ms. Smith reported the request meets the zoning standards and is seeking to move forward.

Motioned by Trustee Jones and Seconded by Trustee Brandon to approve a Resolution on a tax incentive for the property at 215 Madison Avenue and direct staff to bring back a resolution to the next meeting.

Discussion: None

Ayes: Mayor Perkins

Nays: Trustees I. Brandon, M. Jones, A. Sanchez, K. Wellington, M. Lightford and N. Booker

Abstain: None

Absent: None

Motion Failed

Motioned by Trustee Brandon and Seconded Trustee Lightford to close the Regular Board Meeting due to the lateness of the hour. Motion withdrawn

Motioned by Trustee Brandon and Seconded by Trustee Booker to approve the Omnibus items, move all other items to the next meeting and convene Closed Session.

Discussion: None

Ayes: Mayor Perkins, Trustees I. Brandon, M. Jones and A. Sanchez

Nays: Trustees K. Wellington, M. Lightford and N. Booker

Abstain: None

Absent: None

Motion Carried

- F. Discussion and consideration regarding MPD Proposal No. 13 pursuant to a private investigation firm Larry W. Mason, Inc. in Huntley, Illinois to work with the police department that meets risk management requirements.

Item will be discussed at the next meeting.

- G. Discussion and consideration regarding MPD Proposal No. 14 to introduce the police department's new Community Resource Liaison, Mrs. Carmen Rivera.

Item will be discussed at the next meeting.

10. Village Attorney's Report: Items will be discussed at the next meeting

- A. PowerPoint of "Solar Energy and Wind Energy Production Options for Municipalities", from Klein, Thorpe and Jenkins, Ltd.
- B. Memorandum regarding Considerations for Extending the Terms, Expanding the Boundaries and increasing the Budgets of the Madison Street / 5th Avenue TIF District and the Roosevelt Road TIF District, dated August 14, 2019 from Klein, Thorpe and Jenkins, Ltd.
- C. Memorandum regarding Cannabis Regulations and Tax Act dated August 24, 2019 from Klein, Thorpe and Jenkins, Ltd. (KTJ PowerPoint to be presented at September 3, 2019 Village Board Meeting).

11. Omnibus Agenda Items:

- A. Motioned by Trustee Jones and Seconded by Trustee Wellington for the approval of the Omnibus Agenda Items A – X: with the exception of D, G, O, & Q.**

A. A Resolution Approving and Authorizing the Execution of a Third-Party Administrator Agreement between the Village of Maywood and Insurance Program Managers Group Claims Management Services, L.L.C. relative to the General Liability (Property and Casualty) Program and Workers Compensation Program May 1, 2019 to May 1, 2020). **B.** A Resolution Approving and Authorizing Execution of a Plat of Public Utility Easement for the Roosevelt Road Water Main Improvements Project in Maywood, Illinois (Loyola University Medical Center) (Public Utility Easement attached as Exhibit A). **C.** A Resolution Approving and Authorizing Execution of a Permanent Easement for the Union Pacific Railroad Company as part of the Union Pacific Railroad Company's Third Rail Line Project (.002 Acres or 83 Square Feet of existing 5th Avenue Public Right-Of-Way Railroad Improvement). **E.** An Ordinance Amending Various Sections of Title XI (Business Regulations) of the Maywood Village Code Relative to Regulation of Vacation Rentals. **F.** An Ordinance Approving and Authorizing the Expenditure of Funds from the Madison Street / Fifth Avenue Tax Increment Financing District to pay portion of the TIF- Eligible Project Expenses associated with Smart Route Program Costs, and Approving and Authorizing Execution of a Cost Sharing Agreement between Village of Maywood, strengthening Proviso Youth, Proviso Township and Board of Education of School District 89 for Smart Route Program (Project Wayfinding Signage, Supplies, Job Training and Part-Time Personnel Costs for Walking Route Supervisor and Workers and Insurance). **H.** A Resolution of the Village of Maywood accepting grant funds from the Illinois Housing Development Authority for the Abandoned Residential Property Municipality Relief Program from Klein, Thorpe and Jenkins, Ltd. **I.** Motion to approve a Settlement Agreement in the litigation case of Jhave'll Moore, Sr. v. Maywood, et al. (Confidential Settlement Agreement and General Release attached). **J.** A Statement for Legal Services for June 2019 Pertaining to General Matters, in the amount of \$5,149.00, with a cover memo dated August 14, 2019 from Klein, Thorpe and Jenkins, Ltd. **K.** A Statement for Legal Services for June 2019 Pertaining to 911 Dispatch Consolidation, 2015 G.O. Bond Covenant Matters, Employment and Labor Matters, Litigation Matters, and Economic Redevelopment Matters, in the total amount of \$29,462.25 **L.** Approval of payment to Accu-tron Computer Service for computer consulting services for the month of August 2019 in the amount of \$6,300.00. **M.** Approval of payment to Allied Waste Service for garbage and roll-over services for the months of April, May, June and July 2019 in the amount of \$494,319.21. **N.** Approval of payment to Amalgamated Bank for the Village of Melrose Park Series 1998A Bond due for August 1, 2019 and September 1, 2019 in the amount of \$26,411.70. **P.** Approval of payment to City Wide of Chicago for janitorial services for the Village of Maywood in the amount of \$14,401.00.

R. Approval of payment to Illinois Environmental Protection Agency for the FY 2020 Annual NPDES fee in the amount of \$5,000.00. **S.** Approval of payment to Hancock Engineering for engineering services rendered for the Village of Maywood Public Works Department in the amount of \$225,745.35. **T.** Approval of payment to Lexipol for Law Enforcement Policy Manual and Daily Training Bulletins/Subscriptions for August 1, 2019 - July 31, 2020 in the amount of \$10,140.00. **U.** Approval of payment to MQ Construction Company for completed construction of several projects in the Village of Maywood as of June 26, 2019 in the amount of \$552,142.80. **V.** Approval of payment to T.P.I. for electrical and plumbing contractual services for the Village of Maywood Code Enforcement Department in the amount of \$7,008.00. **W.** Approval of payment to Utility Service Company for 500,000-Pedisphere St. Charles Road TANK - Quarterly in the amount of \$6,707.18. **X.** Approval of payment to Village of Melrose Park for water services provided from the Village of Melrose Park to the Village of Maywood in the amount of \$115,900.85.

Discussion: None

Ayes: Mayor Perkins, Trustees I. Brandon, M. Jones, A. Sanchez, K. Wellington, M. Lightford and N. Booker

Nays: None

Abstain: None

Absent: None

Motion Carried

Pulled Items

- D.** An Ordinance Approving a Sideyard Setback Variation for a Star Enclosure Addition on Property at 100 W. Madison Street, Maywood, Illinois from Klein, Thorpe and Jenkins, Ltd.

No Action Required

- G.** A Resolution of Authorization for Oslad Grant Program for Fred Hampton Pool Renovation Project (Illinois Department of Natural Resources Form Resolution).

Motioned by Trustee Sanchez and Seconded by Trustee Jones to approve a Grant for Fred Hampton Pool Renovation.

Discussion: None

Ayes: Mayor Perkins, Trustees I. Brandon, M. Jones, A. Sanchez, K. Wellington, M. Lightford and N. Booker

Nays: None

Abstain: None

Absent: None

Motion Carried

- O.** Approval of payment to City of Chicago for water services from May 15, 2019 to June 18, 2019 for the Village of Maywood in the amount of \$361,221.19.

Motioned by Trustee Sanchez and Seconded by Trustee Jones for the approve.

Discussion: None

Ayes: Mayor Perkins, Trustees I. Brandon, M. Jones, A. Sanchez, K. Wellington, M. Lightford and N. Booker

Nays: None

Abstain: None

Absent: None

Motion Carried

- Q.** Approval of payment to Fleet Services for Retail Fuel Purchases for the Village of Maywood in the amount of \$33,537.89.

Motioned by Trustee Sanchez and Seconded by Trustee Wellington to approve Fleet Services for Rental Fuel in the amount of \$33,537.89.

Discussion: None

Ayes: Mayor Perkins, Trustees I. Brandon, M. Jones, A. Sanchez, K. Wellington, M. Lightford and N. Booker

Nays: None

Abstain: None

Absent: None

Motion Carried

12. New Business: Items will be discussed at the next meeting

- A. Review of the Village of Maywood Economic Development Commission and Environmental Beautification Commission.
- B. Discussion concerning several village topics by Trustee Nathaniel George Booker. No attachment
 - Economic Development Commission
 - Environmental Beautification Commission
 - Email voting
 - Parks and Weeds clean-up update
 - Trustee spending policy – Tax dollar spending (Trustees)
 - 200 Building access
 - Census 2020 Committee update report
 - Maywood Fest update report
 - Maywood Back-to-School Parade Recap
 - IML Chicago
 - San Antonio NLC
- C. Consideration and Approval of Closing Date Extension Request from Interfaith Housing Development Corporation for Purchase of 800 to 820 South 5th Avenue Maywood, Illinois for the Interfaith 5th Avenue Apartment Project.
- D. Consideration and Approval of Letter of Intent to Purchase and Redevelopment of 615 South 5th Avenue Maywood, Illinois. No attachments

Mr. Myers reported that a proposal was received for the property at 615 South 5th Avenue, however, the developer decided to pursue another property.

13. Old Business: None

14. Board of Trustee Comments:

15. For Information Only: None

16. Closed Meeting Session:

Motioned by Trustee Brandon and Seconded by Trustee Jones to recess into closed session at 11:38 p.m. for the purpose of discussing:

- A. The appointment, employment, compensation, discipline, performance or dismissal of a specific employee of the public body or legal counsel for the public body (5 ILCS 120/2 (c)(1)).

Discussion: None

Ayes: Mayor Perkins, Trustees I. Brandon, M. Jones, A. Sanchez, K. Wellington, M. Lightford and N. Booker

Nays: None

Abstain: None

Absent: None

Motion Carried

Motioned by Trustee Brandon and Seconded by Trustee Sanchez to reconvene the Regular Board meeting at 11:21 p.m.

17. Adjournment

Mayor Perkins and the Board of Trustees adjourned the August 20, 2019 Regular Board Meeting with Viva Voce (by the voice) in favor at 11:23 p.m.

Edwenna Perkins

Edwenna Perkins, Mayor



Viola Mims

Viola Mims, Village Clerk

Cc: Mayor Perkins
Board of Trustees
Village Clerk, Viola Mims
Willie Norfleet Jr., Village Manager