

**VILLAGE OF MAYWOOD
BOARD OF TRUSTEES
REGULAR BOARD MEETING MINUTES
TUESDAY, SEPTEMBER 4, 2018**

1. Call to Order

The Regular Board Meeting of Tuesday, September 4, 2018 was called to order by Mayor Edwenna Perkins at 7:01 p.m. in the Council Chambers at 125 South 5th Avenue, Maywood, IL 60153.

2. Roll Call

Upon roll call by Viola Mims, Village Clerk, the following answered **Present:** Mayor Edwenna Perkins, Trustee(s) H. Yarbrough, I. Brandon, A. Sanchez (7:02 p.m.), K. Wellington and R. Rivers. **Absent:** Trustee M. Lightford
There being a Quorum Present, the meeting was convened.

Staff Attendance:

Willie Norfleet Jr., Village Manager
David Myers, Director of Community Development
Joshua Koonce, Planning/Zoning Officer
Valdimir Talley Jr., Police Chief
Elijah Willis, Deputy Police Chief
Craig Bronaugh Jr., Fire Chief
John West, Public Works Director
Michael Jurusik, Village Attorney
Bill Peterhansen, Village Engineer

3. Invocation

Ms. Loretta Robinson 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 Village Board Meeting held on Tuesday, August 21, 2018.

Motioned by Trustee Sanchez and Seconded by Trustee Rivers to approve the minutes for the Regular Board Meeting of Tuesday, August 21, 2018.

Discussion: None

Ayes: Mayor Perkins, Trustee(s) H. Yarbrough, I. Brandon, A. Sanchez, K. Wellington and R. Rivers

Nays: None

Abstain: None

Absent: Trustee M. Lightford

Motion Carries

6. Oaths, Reports, Proclamations, Announcements and Appointments

A. Finance Management Report(s):

1. Approval of Village of Maywood Warrant List No. 200456 through August 30, 2018 in the total amount of \$187,973.66.

Motioned by Trustee Yarbrough and Seconded by Trustee Lightford to approve Warrant List No. 200456 through August 30, 2018 in the amount of \$187,973.66.

Discussion: None

Ayes: Mayor Perkins, Trustee(s) H. Yarbrough, I. Brandon, A. Sanchez, K. Wellington and R. Rivers

Nays: None

Abstain: None

Absent: Trustee M. Lightford

Motion Carries

2. Discussion of Village of Maywood Open Invoices Report as of August 30, 2018 in the total amount of \$2,259,663.53.

No Action Required

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. Discussion regarding National Cycle located at 2200 S. Maywood Drive, requesting a Cook County Class 6-B (SER) Sustainable Emergency Relief Tax Incentive.

Patrick McGill and Barry Willey of National Cycle gave an overview on the company's longevity in the Village, the employment of Maywoodians, and the motivation the approval of this 6B would encourage with the expansion. Commissioner Boykin also expressed his support of the request.

Discussion: Mr. Norfleet mentioned the approval of this reduction over a 10 year period at \$1.3 million in tax revenue (will include the entire building at a reduction), in addition to the already approved 6B on the expansion at a reduction of \$100,035 would mean the residents will have to make up the loss in property taxes and will affect the Tax Levy. Trustee(s) Brandon and Yarbrough commented on the companies' commitment to the Village. Trustee Sanchez enquired on the number of Maywoodians with the company. Mr. McGill responded 50. Trustee Wellington raised concerns regarding the loss of tax dollars that will affect the property taxes for the residents. Attorney Jurusik mentioned a Resolution would have to come before the Board to move forward and there is no data on the real estate revenue that will come from the new building addition.

Motioned by Trustee Brandon and Seconded by Trustee Rivers to proceed to the next Board meeting and direct staff to provide data.

Discussion: Attorney Jurusik sought clarification on the preparation of a Resolution for the 6B. An amended motion follows:

Motioned by Trustee Brandon and Seconded by Trustee Rivers to proceed to the next Board meeting and that staff and National Cycle provide data on the tax revenue for the new building and to direct the Village Attorney to prepare a Resolution to approve the Class 6B SER Tax Incentive for the National Cycle property.

Discussion: Mr. Norfleet mentioned that staff will not be able to return with data on an expansion that the company has yet to provide a plan for and is not planning to execute a plan in recent times. Mr. McGill responded they do not have plans and intend to provide a plan soon. Attorney Jurusik mentioned the contents of the Resolution can ensure the completion of the expansion with the approved 6B in response to Trustee Sanchez's concern. Trustee Wellington again mentioned the increase in property taxes for the residents.

Ayes: Mayor Perkins, Trustee(s) H. Yarbrough, I. Brandon, A. Sanchez and R. Rivers

Nays: Trustee K. Wellington

Abstain: None

Absent: Trustee M. Lightford

Motion Carries

7. Public Comments:

Comments from the Public – Comments were made by the following individuals: Ellis', G. Clay, R. Clark, L. Parker, M. Rogers and P. McGill

Response to Public Comments – Mr. Norfleet and Trustee Brandon. Comments are available upon request in the Clerk's Office.

8. Village Manager's Report:

- A. Discussion and consideration regarding Madison Street – First Avenue to Des Plaines River Storm Sewer Repairs by Hancock Engineering Company.

Mr. Peterhansen gave an overview of the project.

Motioned by Trustee Brandon and Seconded by Trustee Sanchez to approve this item.

Discussion: None

Ayes: Mayor Perkins, Trustee(s) H. Yarbrough, I. Brandon, A. Sanchez, K. Wellington and R. Rivers

Nays: None

Abstain: None

Absent: Trustee M. Lightford

Motion Carries

- B. Discussion regarding Village Board Update for the First and Lake Project with Xsite Developers Preliminary Plan/Technical Committee Review.

Mr. William Paul gave an update on the second version of the site plan based on the Village's request for a more traditional plan that would be consistent with existing Maywood street fronting development.

Discussion: Trustee(s) Brandon, Sanchez and Rivers made comments. Mr. Koonce and Mr. Paul responded to their concern. Mr. Charlie Walsh commented the project is ready to move forward. Mr. Norfleet responded that a Redevelopment Agreement is required to move forward.

No Action Required

- C. Discussion and consideration regarding approval to purchase a New Ambulance for the Maywood Fire Department from Foster Coach Sales in the amount of \$114,182.50.

Chief Bronaugh requested to auction the oldest vehicle and to purchase a replacement through the procurement via the Houston-Galveston Area Council Cooperative Purchase Program and the cost will not exceed the proposed amount.

Motioned by Trustee Brandon and Seconded by Trustee Yarbrough to approve and to waive the bid process.

Discussion: None

Ayes: Mayor Perkins, Trustee(s) H. Yarbrough, I. Brandon, A. Sanchez, K. Wellington and R. Rivers

Nays: None

Abstain: None

Absent: Trustee M. Lightford

Motion Carries

- D. Discussion regarding the Masonic Temple cornice repairs.

Mr. Myers explained the cost to restore the cornice and brick would exceed the budget at \$300,000.00. An alternative is to remove the cornice (and store for reinstallation at a later date) and replace the outer two layers of brick behind it. The lowest bidder was Seal Guard, Inc. in the amount of \$48,260.00 and recommends acceptance of the proposal.

Discussion: Trustee Brandon questioned where the cornice would be stored. Mr. Myers responded on the 3rd floor of the Masonic building.

Motioned by Trustee Yarbrough and Seconded by Trustee Wellington to move forward with bid from Seal Guard, Inc. in the amount of \$48,260.00.

Discussion: None

Ayes: Mayor Perkins, Trustee(s) H. Yarbrough, I. Brandon, A. Sanchez, K. Wellington and R. Rivers

Nays: None

Abstain: None

Absent: Trustee M. Lightford

Motion Carries

- E. Discussion and consideration regarding the approval to acquire a new Ladder Truck for the Fire Department.

Chief Bronaugh is seeking Board approval to decommission and auction Ladder Truck 502, due to its currently unsafe condition (cracked frame) and is seeking approval for the acquisition of a new Aerial Ladder Truck. The cost is exorbitant but the truck is essential to the duties of the fire department for the Village. Chief Bronaugh stated he would come back to the Board with specifics and prices.

Discussion: Trustee Sanchez asked if there were any grants. Chief Bronaugh responded that the vehicle which is a 4 door vehicle does not meet the qualifications with FEMA that targets 2 door vehicles for grants. Trustee Rivers inquired about a contingency plan. Chief Bronaugh responded the Village receives assistance from neighboring fire departments.

Motioned by Trustee Wellington and Seconded by Trustee Rivers to move forward the approval to decommission and auction Ladder Truck 502.

Discussion: None

Ayes: Mayor Perkins, Trustee(s) H. Yarbrough, I. Brandon, A. Sanchez, K. Wellington and R. Rivers

Nays: None

Abstain: None

Absent: Trustee M. Lightford

Motion Carries

Motioned by Trustee Brandon and Seconded by Trustee Yarbrough to bring additional information.

Discussion: None

Ayes: Viva Voce (by the voice) Mayor Perkins, Trustee(s) I. Brandon, A. Sanchez, K. Wellington and R. Rivers

Nays: None

Abstain: None

Absent: Trustee M. Lightford

Motion Carries

- F. Update on the Parking Plan that includes the Train Station (No attachments).

Mr. Koonce reported the new signage indicates a 2 hours parking limit that ends at 6:00 a.m. and does not include Metra parking. The Community Development Department has obtained a \$65,000 grant for the Station Area Plan approved by Resolution in December 2017.

Information Only

9. Village Attorney Report:

- A. Resolution Approving and Authorizing the Execution of an Employment Agreement for the position of Village Manager (Willie Norfleet, Jr.), including the Employment Agreement or the position of Village Manager (Willie Norfleet, Jr.) (Exhibit "A" to the Resolution), with a cover memo dated August 29, 2018 from Klein, Thorpe and Jenkins, Ltd.

Motioned by Trustee Yarbrough and Seconded by Trustee Sanchez to approve.

Discussion: None

Ayes: Mayor Perkins, Trustee(s) H. Yarbrough, I. Brandon, A. Sanchez, K. Wellington and R. Rivers

Nays: None

Abstain: None

Absent: Trustee M. Lightford

Motion Carries

10. Omnibus Agenda Items:

- A. **Motioned by Trustee Sanchez and Seconded by Trustee Yarbrough for the approval of the Omnibus Agenda Items A – O: with the exception of Item A.**

B. An Ordinance for the Establishment of an Enterprise Zone in the Village of Bellwood, the Village of Broadview, the Village of Maywood, the Village of Melrose Park and Cook County, Illinois subject to the Enterprise Zone Act of the State of Illinois – West Regional Enterprise Zone, including the West Regional Enterprise Zone Intergovernmental Agreement (Exhibit D to the Ordinance). C. Ordinance Authorizing the Approval and Execution of an Amended Mutual and Agreement and plan for the Northern Illinois Police Alarm System, including the Amended Mutual Aid Agreement and Plan for the Northern Illinois Police Alarm System (Exhibit "A" to the Ordinance). D. Motion to Approve Payment of Three Contractor Invoices for the Completion of Certain Rehabilitation Work to the Maywood Park District Building Located at 809 West Madison Street Under a Direct Payment - Reimbursement Agreement and Authorize the Expenditure and Release of Madison Street / Fifth Avenue Tax Increment Financing District Funds to Pay the Invoices (Progress Payments to Knight Services: \$9,000.00 For Plumbing System Improvements; O'Hare Mechanical: \$19,800.00 For Mechanical System Improvements; and Moran Electrical: \$21,282.91 For Electrical System Improvements). E. Approval of payment to Amalgamated Bank of Chicago for Village of Melrose Park Series 1998A Bond due for September 2018 in the amount of \$13,491.75. F. Approval of payment to Bellwood Electric Motors, Inc. for repairs of Pump Station in the Village of Maywood in the amount of \$5,720.00. G. Approval of payment to Blue Cross Blue Shield for Health Insurance Premiums for the month of September 2018 in the amount of \$286,912.82. H. Approval of payment to City of Chicago - Department of Water for water services from May 15, 2018 through July 17, 2018 provided by the City of Chicago in the amount of \$673,992.20. I. Approval of payment to H&H Electric Company for street light maintenance and repair for the Village of Maywood Public Works Department in the amount of \$5,008.29. J. Approval of payment to Hancock Engineering for engineering services rendered for the Village of Maywood Public Works Department pursuant to the 2018 Alley and Roadway Improvements Project in the amount of \$60,404.50. K. Approval of payment to I.E.P.A. for Water Revolving Fund-Drinking Water Project in the Village of Maywood in the amount of \$27,106.89. L. Approval of payment to Unique Plumbing Company for the repair of Water Main Breaks for the Village of Maywood Public Works Department in the amount of \$31,713.80 with bid waiver. M. Approval of payment to Village of Melrose Park for water services provided from the Village of Melrose Park 06/25/18 through 07/24/18 in the amount of \$66,284.27. N. Approval of payment to W.S. Darley Co. for the purchase of turnout gear for four firefighters for the Village of Maywood Fire Department in the amount of \$9,068.00. O. Approval of payment to Wigit's Truck Service for vehicle maintenance, repairs, parts and service for the Village of Maywood Fire Department in the amount of \$5,576.81.

Discussion: None

Ayes: Mayor Perkins, Trustee(s) H. Yarbrough, I. Brandon, A. Sanchez, K. Wellington and R. Rivers

Nays: None

Abstain: None

Absent: Trustee M. Lightford

Motion Carries

Pulled Item:

- A. Resolution Approving the content of and/or Release of Certain Closed Meeting Minutes of the Board of Trustees of the Village of Maywood (2018 Half Year Review).

Motioned by Trustee Sanchez and Seconded by Trustee Yarbrough to approve.

Discussion: None

Ayes: Trustee(s) H. Yarbrough, I. Brandon, A. Sanchez, K. Wellington and R. Rivers

Nays: Mayor Perkins

Abstain: None

Absent: Trustee M. Lightford

Motion Carries

11. New Business:

- A. Discussion regarding the semi-annual review of the current Liquor License Holders in the Village of Maywood.

Discussion: Trustee Rivers sought clarity. Clerk Mims responded.

Motioned by Trustee Rivers and Seconded by Trustee Yarbrough to approve the Semi-Annual Liquor License Holders.

Discussion: None

Ayes: Mayor Perkins, Trustee(s) H. Yarbrough, I. Brandon, K. Wellington and R. Rivers

Nays: None

Abstain: Trustee A. Sanchez

Absent: Trustee M. Lightford

Motion Carries

12. Old Business

- A. An Ordinance Amending Title XI (Business Regulations), Chapter 117 (Alcoholic Beverages) of the Maywood Village Code to permit the consideration of New Class M (Video Gaming Café/Bistro) Liquor Licenses in the Village of Maywood regarding the semi-annual review of the current Liquor License Holders in the Village of Maywood, with a cover memo dated August 29, 2018 from Klein, Thorpe and Jenkins, Ltd.

Motioned by Trustee Wellington and Seconded by Trustee Rivers to approve an Ordinance Amending Title XI Chapter 117 Alcoholic Beverages of the Maywood Village Code to permit the consideration of New Class M Video Gaming Café/Bistro Liquor Licenses in the Village of Maywood.

Discussion: None

Ayes: Mayor Perkins, Trustee(s) H. Yarbrough, A. Sanchez, K. Wellington and R. Rivers

Nays: Trustee I. Brandon

Abstain: None

Absent: Trustee M. Lightford

Motion Carries

- B. A cover memo dated August 29, 2018 from Klein, Thorpe and Jenkins, Ltd. with A Resolution Approving and Authorizing the Execution of a Community Partner Playground Agreement, and a First and Second Addendum to a Community Partner Playground Agreement, with the Maywood Park District, KaBoom! and a funding partner of KaBoom! (Purchase Installation and Maintenance of Playground Equipment and Playground Surface Materials at Winfield Scott Park, 1800 South Maywood Drive) (attached as part of Group Exhibit "A" to the Resolution); and
1. Community Partner Playground Agreement with the Maywood Park District, KaBoom! and a funding Partner of KaBoom! (Purchase, Installation and Maintenance of Playground Equipment and Playground Surface Materials at Winfield Scott Park, 1800 South Maywood Drive) (attached as part of Group Exhibit "A" to the Resolution); and
 2. First Addendum to Community Partner Playground Agreement between all parties; and
 3. Second Addendum to Community Playground Agreement – between only the Village and Park District.

Motioned by Trustee Brandon and Seconded by Trustee Wellington to approve.

Discussion: None

Ayes: Mayor Perkins, Trustee(s) H. Yarbrough, I. Brandon, A. Sanchez, K. Wellington and R. Rivers

Nays: None

Abstain: None

Absent: Trustee M. Lightford

Motion Carries

13. For Information Only - None

14. Closed Meeting Session:

Motioned by Trustee Brandon and Seconded by Trustee Rivers to recess into the Closed Session at 9:48 p.m. for the purpose of discussing: Motion to Amend with the exception of Item C.

A. Pending Litigation (5 ILCS 120/2(c)(11)).

B. The setting of a price for sale or lease of property owned by the Village, pursuant to (5 ILCS 120/2(c)(6)).
1. Redevelopment Agreement for 615 South 5th Avenue (Maywood Market).

C. 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)). (Village Manager Review)

Discussion: None

Ayes: Mayor Perkins, Trustee(s) H. Yarbrough, I. Brandon, A. Sanchez, K. Wellington and R. Rivers

Nays: None

Abstain: None

Absent: Trustee M. Lightford

Motion Carries

Reconvene back into the Regular Board Meeting at 9:48 p.m.

Upon roll call by Viola Mims, Village Clerk, the following answered present: Mayor Edwenna Perkins, Trustee(s) H. Yarbrough, I. Brandon, A. Sanchez, K. Wellington and R. Rivers. **Absent:** Trustee M. Lightford **There being a Quorum Present, the meeting was convened.**

15. Adjournment

Mayor Perkins and the Board of Trustees adjourned the September 4, 2018, Regular Board Meeting with a Motion by Trustee Yarbrough and a Second by Trustee Rivers at 10:30 p.m. in the Village of Maywood Council Chambers.

The Vote was affirmed unanimously by the Board of Trustees at 10:31 p.m.



Edwenna Perkins, Mayor



Viola Mims, Village Clerk

Cc: Mayor Perkins
Board of Trustees
Village Clerk, Viola Mims