

**VILLAGE OF MAYWOOD
BOARD OF TRUSTEES
REGULAR BOARD MEETING MINUTES
TUESDAY, DECEMBER 18, 2018**

1. Call to Order

The Regular Board Meeting of Tuesday, December 18, 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, Trustees H. Yarbrough, I. Brandon, A. Sanchez and K. Wellington. **Absent:** Trustees M. Lightford and R. Rivers
There being a Quorum Present, the meeting was convened.

Staff Attendance:

Willie Norfleet Jr., Village Manager
David Myers, Director of Community Development
Lanya Satchell, Director of Finance
Craig Bronaugh Jr., Fire Chief
Valdimir Talley Jr., Police Chief
John West, Public Works Director
Michael Jurusik, Village Attorney
Bill Peterhansen, Village Engineer

3. Invocation

Mr. David Myers 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, December 4, 2018.

Motioned by Trustee Wellington and Seconded by Trustee Sanchez to approve the minutes for the Regular Board Meeting of Tuesday, December 4, 2018.

Discussion: None

Ayes: Mayor Perkins, Trustees H. Yarbrough, I. Brandon, A. Sanchez and K. Wellington

Nays: None

Abstain: None

Absent: Trustees M. Lightford and R. Rivers

Motion Carries

6. Oaths, Reports, Proclamations, Announcements and Appointments

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

Mayor Perkins and Trustee Brandon made announcements of public interest.

7. Public Comments:

Comments from the Public – Comments were made by the following individuals: G. Clay, L. Redmond, C. Vandiver, S. Binkley, S. James, K. Sorenson and J. Sanford

Response to Public Comments – Mr. Norfleet, Mayor Perkins and Attorney Jurusik responded to public comments. Comments are available upon request in the Clerk's Office.

Recess in the Public Hearing:

Motioned by Trustee Brandon and Seconded by Trustee Wellington to recess the Regular Board Meeting and convene the TIF Public Hearing at 7:49 p.m.

Ayes: Viva Voce (by the voice) Mayor Perkins, Trustees H. Yarbrough, I. Brandon, A. Sanchez and K. Wellington

Nays: None

Abstain: None

Absent: Trustees M. Lightford and R. Rivers

Motion Carries

Convene Regular Board Meeting:

Clerk Mims reconvened the Regular Board Meeting by a Viva Voce (by the voice) Mayor Perkins, Trustees H. Yarbrough, I. Brandon, A. Sanchez and K. Wellington at 8:50 p.m. and announced absent Trustees M. Lightford and R. Rivers.

8. Village Manager's Report:

- A. Discussion and consideration relative to accepting the Foreign Fire Insurance Tax (FFI) / Allocation for the Fire Department.

Chief Bronaugh reported the allocation will allow the firehouse to obtain items outside of the operation budget.

Discussion: Trustee Brandon asked for specifics on the use of funds. Chief Bronaugh responded possible use for firehouse equipment and/or basic needs. Trustee Yarbrough questioned why all of the funds were not used in the previous year. Chief Bronaugh responded he wanted to ensure the proper structure for usage of the funds was in place. Ms. Satchell explained the FFI Tax originated from 2% of what the insurance carrier charges for premiums, the check is issued to the Village, but is for the use by the fire department, and approval was requested at the end of last year for election purposes of a governing body.

Motioned by Trustee Brandon and Seconded by Trustee Wellington to accept and approve the Foreign Fire Insurance Tax in the amount \$32,626.47.

Discussion: None

Ayes: Mayor Perkins, Trustees H. Yarbrough, I. Brandon, A. Sanchez and K. Wellington

Nays: None

Abstain: None

Absent: Trustees M. Lightford and R. Rivers

Motion Carries

- B. Discussion and consideration to request approval of payment to University of Illinois for three Maywood Rookie Firefighters attending the State Certified Base Firefighter Academy in the amount of \$12,300.00.

Chief Bronaugh stated that he is seeking approval for payment.

Motioned by Trustee Yarbrough and Seconded by Trustee Brandon to approve payment to the University of Illinois for three (3) Maywood rookie firefighters attending the State Certified Base Firefighter Academy in the amount of \$12,300.00.

Discussion: None

Ayes: Mayor Perkins, Trustees H. Yarbrough, I. Brandon, A. Sanchez and K. Wellington

Nays: None

Abstain: None

Absent: Trustees M. Lightford and R. Rivers

Motion Carries

9. Village Attorney Report:

- A. Status Report on Newspaper Publication Requirements for Legal Notices, with a cover memo dated December 12, 2018 from Klein, Thorpe and Jenkins, Ltd.

Attorney Jurusik stated his opinion has not changed based on state law publications and circulation requirements for publication of tax levy and budget hearing notices and recommends use of the Sun Times or Tribune to avoid any fatal error to the matter. Attorney Jurusik suggested use of a local newspaper for zoning and less critical public notifications.

Motioned by Trustee Brandon and Seconded by Trustee Yarbrough to allow the Board to have further discussion on this item to figure out which direction to take and come back to the next meeting.

Discussion: Trustee Wellington questioned why there was a need to bring the item back before the Board when Attorney Jurusik has made a report on his findings per direction from the last meeting and recommended taking a vote to close the subject.

Ayes: Trustees H. Yarbrough, I. Brandon and A. Sanchez

Nays: Mayor Perkins and Trustee K. Wellington

Abstain: None

Absent: Trustees M. Lightford and R. Rivers

Motion Carries

10. Finance Management Report(s):

- A. Approval of Village of Maywood Warrant List No. 200463 through December 12, 2018 in the total amount of \$667,469.80.

Motioned by Trustee Wellington and Seconded by Trustee Yarbrough to approve Warrant List No. 200463 through December 12, 2018 in the amount of \$667,469.80.

Ayes: Mayor Perkins, Trustees H. Yarbrough, I. Brandon, A. Sanchez and K. Wellington

Nays: None

Abstain: None

Absent: Trustees M. Lightford and R. Rivers

Motion Carries

- B. Discussion of Village of Maywood Open Invoices Report as of December 12, 2018 in the amount of \$3,099,030.59.

Information Only

11. Omnibus Agenda Items:

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

A. Approval of payment to Accu-Tron Computer Service for computer consulting services for the month of December 2018 in the amount of \$6,300.00. **B.** Approval of payment to Blue Cross Blue Shield for Health Insurance Premiums for the month of December 2018 in the amount of \$299,680.47. **C.** Approval of payment to City of Chicago - Department of Water for water services from October 17, 2018 through November 16, 2018 provided by the City of Chicago in the amount of \$292,894.68. **D.** 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 \$23,157.15. **E.** Approval of payment to MQ Construction Company for the 2018 MWRD Green Infrastructure Alley Improvements Project in the amount of \$415,692.00. **F.** Approval of payment to Unique Plumbing Company for 40 Madison Street - Sanitary Sewer Service and Access Driveway Improvements Project in the amount of \$14,454.78. The project is being funded through existing balances in the Madison Street TIF. **G.** Ordinance declaring as surplus revenue a Certain Portion of funds in the Madison Street / Fifth Avenue Tax Increment Finance Redevelopment Project Area Fund and Authorizing the transfer of the Village of Maywood's Portion of such surplus funds to Chicago Title Insurance Company joint order Construction Escrow No. 18016783LLPC Established to hold funds to pay the actual, incurred project costs for the Eisenhower Emergency Communication Center ("Ike 911 Center") and approving the Joint Order Construction Escrow Trust Agreement and Disbursing Agreement and the Expenditure of such funds to pay the Village of Maywood's allocation portion of the Ike 911 Center Project (Surplus Amount: \$1,000,000.00). **H.** Ordinance declaring as surplus revenue a certain portion of funds from the St. Charles Road Tax Increment Financing Redevelopment Project Area Fund Account Number 201454334 and authorizing the transfer of the Village of Maywood's Portion of such surplus funds to Chicago Title Insurance Company Joint Order Escrow No. 18016783LPC established to hold and release funds to pay the actual, incurred project costs for the Eisenhower Emergency Communication Center ("Ike 911 Center") and approving the Joint Order Construction Escrow Trust Agreement and Disbursing Agreement and the Expenditure of such funds to pay the Village of Maywood's Allocated Portion of the Ike 911 Center Project (Surplus Amount: \$1,000,000.00). **I.** Ordinance declaring as surplus revenue a certain portion of funds in the Roosevelt Road Tax Increment Financing Redevelopment Project Area Fund and authorizing the Transfer of the Village of Maywood's portion of such surplus funds to Chicago Title Insurance Company Joint Order Construction Escrow No. 18016783LPC Established to hold and release funds to pay the Communication Center ("IKE 911 Center") and approving the Joint Order Construction Escrow Trust Agreement and Disbursing Agreement and the expenditure of such funds to pay the Village of Maywood's allocated port of the IKE 911 Center Project (Surplus Amount: \$766,206.00). **J.** A Statement for Legal Services for October 2018 Pertaining to General Matters, in the amount of \$5,821.00. **K.** A Statement for Legal Services for October 2018 Pertaining to 911 Dispatch Consolidation, 2015 G.O. Bond Covenant Matters, Employment and Labor Matters, Economic Redevelopment Matters, and Litigation Matters, in the total amount of \$32,986.27.

Discussion: None

Ayes: Mayor Perkins, Trustees H. Yarbrough, I. Brandon, A. Sanchez and K. Wellington

Nays: None

Abstain: None

Absent: Trustees M. Lightford and R. Rivers

Motion Carries

12. New Business:

Motioned by Trustee Brandon and Seconded by Trustee Yarbrough to move Item 12 up on the agenda.

Ayes: Mayor Perkins, Trustees H. Yarbrough, I. Brandon, A. Sanchez and K. Wellington

Nays: None

Abstain: None

Absent: Trustees M. Lightford and R. Rivers

Motion Carries

- A. Documents For TIF Public Hearing To Consider Proposed Redevelopment Agreement For Real Property Located In Former St. Charles Road Tax Increment Financing District (northwest Corner of 1st Avenue And Lake Street; Developer: Maywood Equity Group, LLC / XSite): This item was discussed prior to Item
- * Agenda for TIF Public Hearing regarding a proposed Redevelopment Agreement for the Construction and Operation of two (2) commercial buildings and related infrastructure and parking and landscaping improvements for retail and commercial uses located in the former St. Charles District at the northwest corner of 1st Avenue and Lake Street (210 to 212 North 1st and 101 to 115 Lake Street).
 - * Developer's Preliminary Development Plans:
 - i. Site Plan with Parking Analysis
 - ii. Site Plan with Landscape Plan
 - iii. Preliminary West Elevation and Preliminary East Elevation – Building #2
 - iv. Preliminary North Elevation and Preliminary South Elevation – Building #2
 - v. Preliminary South Elevation and Preliminary North Elevation – Building #1
 - vi. Preliminary East/West Elevation – Building #1 and Preliminary Monument Sign
 - ii. Project Schedule Completion Timeline
 - * Redevelopment Agreement (Northwest Corner of 1st Avenue and Lake Street: 101 Lake Street, 107 Lake Street and 115 Lake Street, and 210 and 212 North 1st Avenue, Maywood Illinois) with its Exhibits, including Legal Description of Property (Exhibit "A"), Preliminary Development Plans (Group Exhibit "B"), Real Estate Sales Contract (Exhibit "C"), Temporary Access Agreement for Environmental Assessment (Exhibit "D"), Final Development Plans (Group Exhibit "E") (to be attached later) and Disclosure Affidavit (Exhibit "F") and List of Prohibited Uses (Exhibit "G").
 - * Ordinance Authorizing the Approval and Execution of the Redevelopment Agreement (Northwest Corner of 1st Avenue and Lake Street: 101 Lake Street, 107 Lake Street and 115 Lake Street, and 210 and 212 North 1st Avenue, Maywood, Illinois), with the RDA attached as Exhibit "A".
 - * Cover memorandum dated December 12, 2018 from Klein, Thorpe and Jenkins, Ltd.

Motioned by Trustee Brandon and Seconded by Trustee Wellington to approve the Redevelopment Agreement (northwest corner of 1st Avenue and Lake Street) 101 Lake Street, 107 Lake Street and 115 Lake Street, and 210 and 212 North 1st Avenue, Maywood Illinois) with its Exhibits, including Legal Description of Property (Exhibit "A"), Preliminary Development Plans (Group Exhibit "B"), Real Estate Sales Contract (Exhibit "C"), Temporary Access Agreement for Environmental Assessment (Exhibit "D"), Final Development Plans (Group Exhibit "E") (to be attached later) and Disclosure Affidavit (Exhibit "F") and List of Prohibited Uses (Exhibit "G") and an Ordinance Authorizing the Approval and Execution of the Redevelopment Agreement (Northwest Corner of 1st Avenue and Lake Street: 101 Lake Street, 107 Lake Street and 115 Lake Street, and 210 and 212 North 1st Avenue, Maywood, Illinois)

Discussion: None

Ayes: Mayor Perkins, Trustees H. Yarbrough, I. Brandon, A. Sanchez and K. Wellington

Nays: None

Abstain: None

Absent: Trustees M. Lightford and R. Rivers

Motion Carries

13. Old Business

- A. An Ordinance of the Board of Trustees of the Village of Maywood Cook County, Illinois providing for the Levy, Assessment and Collection of Taxes for the Year 2018 Tax Levy, with Certification of Compliance with Truth in Taxation Law (for approval at the December 18, 2018 Village Board Meeting).

Motioned by Trustee Wellington and Seconded by Trustee Yarbrough to accept an Ordinance of the Board of Trustees of the Village of Maywood Cook County, Illinois providing for the Levy, Assessment and Collection of Taxes for the Year 2018 Tax Levy, with Certification of Compliance with Truth in Taxation Law (for approval at the December 18, 2018 Village Board Meeting), Corporate Fund \$13,188,381, Recreation Fund \$150,000, Police Pension \$3,988,248 and Fire Pension \$2,940,553 (5%). An amended motion follows:

Discussion: Attorney Jurusik explained according to state law approval of this type of Ordinance requires a majority vote, in this case, a vote of four (4) is needed.

Ayes: Trustees H. Yarbrough, A. Sanchez and K. Wellington

Nays: Mayor Perkins and Trustee I. Brandon

Abstain: None

Absent: Trustees M. Lightford and R. Rivers

Motion Failed

Motioned by Trustee Yarbrough to accept the Ordinance at 4.5%.

Motion failed due to a lack of a second

Motioned by Trustee Sanchez and Seconded by Trustee Yarbrough to approve a 4% 2018 Tax Levy Increase.

Motion failed due to a lack of a second

Motioned by Trustee Brandon and Seconded by Trustee Yarbrough to accept an Ordinance at 4%.

Discussion: None

Ayes: Mayor Perkins, Trustees H. Yarbrough, I. Brandon and A. Sanchez

Nays: Trustee K. Wellington

Abstain: None

Absent: Trustees M. Lightford and R. Rivers

Motion Carries

- B. A Resolution Approving the Sale of Real Property commonly known as vacant property adjacent to and north of 718 S. 8th Avenue pursuant to the ANLAP Program of the Village of Maywood. Initial approval for this ANLAP Sales was provided by the Board on November 13, 2018. A staff memo and other supporting documents were included in the Board's November 13, 2018 Packet.

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

Discussion: None

Ayes: Mayor Perkins, Trustees H. Yarbrough, I. Brandon, A. Sanchez and K. Wellington

Nays: None

Abstain: None

Absent: Trustees M. Lightford and R. Rivers

Motion Carries

14. For Information Only – None

15. Closed Meeting Session: Cancelled

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

16. Adjournment

Mayor Perkins and the Board of Trustees adjourned the December 18, 2018, Regular Board Meeting with a Motion by Trustee Brandon and a Second by Trustee Yarbrough at 10:15 p.m. in the Village of Maywood Council Chambers.

The Vote was affirmed unanimously by the Board of Trustees at 10:15 p.m.

Edwenna Perkins
Edwenna Perkins, Mayor



Viola Mims
Viola Mims, Village Clerk

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