

**VILLAGE OF MAYWOOD  
BOARD OF TRUSTEES  
SPECIAL BOARD MEETING MINUTES  
TUESDAY, OCTOBER 6, 2020**

**Call to Order**

The Special Board Meeting of Tuesday, October 6, 2020 was called to order by Mayor Edwenna Perkins at 7:03 p.m. in the Council Chambers at 125 South 5<sup>th</sup> Avenue, Maywood, IL 60153.

**Roll Call**

Upon roll call by Viola Mims, Village Clerk, the following answered **Present:** Mayor Edwenna Perkins, Trustees I. Brandon, M. Jones, A. Sanchez, K. Wellington (via telephone), M. Lightford (via telephone- 7:17 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  
Edgar Lara, Planning/Zoning Officer  
Angela Smith, Business Coordinator  
John West, Public Works Director  
Valdimir Talley Jr., Police Chief  
Craig Bronaugh Jr., Fire Chief  
Lanya Satchell, Finance Director  
Michael Jurusik, Village Attorney  
William Peterhansen, Village Engineer

**Invocation - Trustee Brandon**

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

**Approval of minutes for the Special Board and Public Hearing Meeting of the Board of Trustees on Tuesday, September 15, 2020.**

**Motioned by Trustee Brandon and Seconded by Trustee Sanchez to approve.**

**Discussion:** Clerk Mims mentioned Page 11 of the Boardbook Closed Session, to change the motion Seconded by Trustee Sanchez to Trustee Jones and to remove the line "Motion by..." after Item A. An amended motion follows:

**Motioned by Trustee Brandon and Seconded by Trustee Sanchez to approve the minutes for the Special Board Meeting of Tuesday, September 15, 2020 with corrections.**

**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**

**Oaths, Reports, Proclamations, Announcements and Appointments**

- Mr. Norfleet announced Town Hall Meetings on October 22, 2020 (Property Tax Assessment Increases) and October 24, 2020 (Shootings in Maywood). Mayor Perkins, Trustees Brandon, Booker and Sanchez made announcements and/or comments of public interest.

**Finance Management Report(s):**

- A. Approval of Village of Maywood Warrant List No. 200499 through September 30, 2020 in the amount of \$739,459.93.

**Motioned by Trustee Sanchez and Seconded by Trustee Brandon to 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**

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

- A. Consideration to recommend amending Chapter 117.23, Class F License by including Class F1 to License and Class F-2 License.

**Motioned by Trustee Booker and Seconded by Trustee Jones to approve Items A, B and C.**

**Discussion:** Clerk Mims and Attorney Jurusik mentioned Item B can be eliminated if the requesters agree and accepts Item A. An amended motion follows:

**Motioned by Trustee Booker and Seconded by Trustee Jones to approve Items A and C.**

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

**Nays:** None

**Abstain:** None

**Absent:** None

**Motion Carried**

\*Trustee Sanchez recused himself

- B. Consideration to recommend approval of the Class N "Bar and Grill" License Application for Mariella's Banquet Hall, 124 So. 5th Ave. and Mariella's II, 134 So. 5th Ave., with the approval being subject to Mariella's Banquet Hall and Mariella's II current Class F License being converted to a Class F1 License and Class F2 License, based on the Village Board of Trustees recommendation on amending the Village Code for Class F1 License and Class F2 License.

**No Action Required**

- C. Consideration to recommend approving "Extended Hours" request from Lucky Bernie's located at 614 South 5th Avenue, Maywood, IL 60153.

**This item was combined with Item A for approval purposes.**

- D. Discussion regarding Village of Maywood 2020 Halloween trick-or-treating guidance and designated hours.

Mayor Perkins sought support for funding a walk-through of kids for Trick or Treat on October 31, 2020 at 125 South 5<sup>th</sup> Avenue from Noon to 3:00 p.m. Discussion ensued.

**Motioned by Trustee Lightford and Seconded by Trustee Brandon to approve the event on October 31, 2020 from Noon to 3:00 p.m. contingent on budget information provided at the next Board meeting.**

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

**Nays:** Trustee K. Wellington

**Abstain:** None

**Absent:** None

**Motion Carried**

**Public Comments: Comments from the Public – T. Watkins and K. Elders. Response to Public Comments:**  
Mr. Norfleet

**Village Manager's Report:**

- A. Discussion and consideration regarding Seaway Supply Company appealing to the Village of Maywood for a resolution to submit to a renewal application to Cook County Assessor's Office for a 6B Tax Incentive Assessment Program. This program is designed to make property taxes paid by industrial business in Cook County competitive with property taxes in the collar counties and neighboring communities.

**Motioned by Trustee Brandon and Seconded by Trustee Jones to approve.**

**Discussion:** Ms. Smith and Mr. Engoren gave an overview of the renewal. Mr. Norfleet commented on assessment values. Ms. Smith requested for inclusion in the Resolution that Seaway Supply would continue to participate in the Community and to hire and train Maywood residents when possible.

**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. Preliminary Discussion of 2020 Tax Levy and 2021 Annual Budget Process and Documents:
- a. Cover memo dated September 30, 2020 from Klein, Thorpe and Jenkins, Ltd.
  - b. Notice of proposed Real Estate Tax Levy Public Hearing for the Village of Maywood for Year 2020.
  - c. Agenda for Truth in Taxation Public Hearing on the proposed 2020 Real Estate Tax Levy.
  - d. Resolution determining the estimated Village of Maywood Real Estate Tax Levy for Year 2020.
  - e. Tentative Village of Maywood Fiscal Adoption Schedule for 2020 Real Estate Tax Levy and 2021/2022 Operating Budget.
  - f. 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 2020 Tax Levy, with Certification of Compliance with Truth in Taxation Law.
  - g. Ordinance authorizing certain amendments to the Fiscal Year 2020/2021 (May 1, 2020 through April 30, 2021) Village of Maywood Budget (Amendment No. 1).

**Information Only**

**Village Attorney Report:**

A. Status Report on 12 Year Term Extension of Madison Street - Fifth Avenue TIF District with updated Tentative Schedule for Adoption and Approval of Amendments to the Redevelopment Project and Plan for the Madison Street - Fifth Avenue TIF District dated September 30, 2020.

1. Announcement of availability of the draft Amended Redevelopment Plan and October 20, 2020 Public Meeting to be held at 6:30 p.m. in the Village Board Room at 125 South 5th Avenue Building and conducted by the Director of Community Development Department regarding the amendments to the TIF District Redevelopment Project and Plan for the Madison Street - Fifth Avenue TIF District.

Attorney Jurusik gave an overview for the process of this item.

B. Status Report on 12 Year Term Extension of Roosevelt Road TIF District with updated Tentative Schedule for Adoption and Approval of Amendments to the Redevelopment Project and Plan for the Roosevelt Road TIF District dated September 30, 2020. (Same attachment as Status Report 1).

**Information Only****Omnibus Agenda Items:**

**Motioned by Trustee Jones and Seconded by Trustee Sanchez for the approval of the Omnibus Agenda Items A – U: *with the exceptions of Item R and Item U.***

A. Approval of a payment to Allied Waste Service for garbage and rollover services in the Village of Maywood for the months of February, June, July and August 2020 in the amount of \$210,439.80. B. Approval of payment to AT&T for phone service for the months of July and August 2020 in the amount of \$10,527.66. C. Approval of payment to Azavar Audit for Contingency payment as contracted in the amount of \$5,908.05. D. Approval of payment to Blue Cross Blue Shield for Health Insurance Premiums for the month of October in the amount of \$287,441.99. E. Approval of payment to City of Chicago for water services provided to the Village of Maywood from the City of Chicago July 16, 2020 to August 18, 2020 in the amount of \$343,623.18. F. Approval of payment to Civic Systems, LLC for Semi-Annual Software Support Fees from July 1, 2020 through December 31, 2020 in the amount of \$9,417.00. G. Approval of payment to ComEd for Streetlight Services for the Village of Maywood in the amount of \$39,427.40. H. Approval of payment to Fire Services, Inc. for routine vehicle maintenance and repair for Fire Engine 506 in the amount of \$7,158.60. I. Approval of payment to First Insurance Funding for General Liability Insurance installment payment due October 1, 2020 in the amount of \$14,898.45. Finance Department notes that this item was already paid. J. Approval of payment to Ford Credit Municipal Finance for the Annual Municipal Lease Agreement in the amount of \$88,521.01. K. Approval of payment to Hancock Engineering for engineering services rendered for the Village of Maywood Public Works Department in the amount of \$59,941.00. L. Approval of payment to Insurance Program Managers Group for the Village of Maywood in the amount of \$54,385.00. M. Approval of payment to LWM Research for investigative work done on fatal accident June 16, 2019 for the Village of Maywood Police Department in the amount of \$5,000.00. N. Approval of payment to Municipal Employee V.E.B.A. Trust for Health and Dental Insurance Premiums for the month of September 2020 in the amount of \$94,239.86. O. Approval of payment to Scot Decal Company for the purchase of the 2021 Vehicle/Business License Decals for the Village of Maywood in the amount of \$9,216.94. P. Approval of payment to Triggi Construction for the Village of Maywood 2020 Alley and Roadway Improvements Project in the amount of \$820,264.50. Q. Approval of payment to Village of Melrose Park for water services provided to the Village of Maywood July 20, 2020 to August 19, 2020 from the Village of Melrose Park in the amount of \$58,507.91. S. Ordinance Amending the Maywood Village Code to add Section 95.03 (Home Kitchen Operation) To Chapter 95 (Food Service Establishments) of Title IX (General Regulations), and Amend Section 111.10 (Food Establishment Operators) to Chapter 111 (General Business Regulations) off Title XI (Business Regulations) to Authorize and Regulate Home Kitchen Operations. T. Resolution Approving an Application for an Electronic Billboard at 1600 South 10th Avenue (North Side of Harrison Street at Approximately 12th Avenue) and Approval and Execution of an Electronic Billboard Sign Agreement by and between the Village of Maywood and FHE, LLC.

**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**

- R. Ordinance Approving a Special Use Permit for a Drive-Thru Facility and Certain Variations within The C-2 Pedestrian Oriented Commercial District for the Commercial Development of Northwest Corner of 1st Avenue and Lake Street (Subject Property: 101 Lake Street, 107 Lake Street And 115 Lake Street and 210 and 212 North 1st Avenue) (Developer/Applicant: Maywood Equity Group, LLC).

Trustee Brandon mentioned the proper procedure requires the Board's approval for an extension.

**Motioned by Trustee Brandon and Seconded by Trustee Jones to remove Item R from the agenda until an extension is given to this particular developer.**

**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**

- U. Resolution Approving the Content of and/or Release of Certain Closed Meeting Minutes of the Board of Trustees of the Village of Maywood (2020 Half Year Review).

Attorney Jurusik commented the minutes are placed in the Omnibus for Board approval rather than going into Closed Session for discussion.

**Motioned by Trustee Brandon and Seconded by Trustee Jones to 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**

#### **New Business:**

- A. Discussion and consideration on freezing all village water shut-offs through the remainder of 2020. (Trustee N. Booker).

Trustee Booker made a presentation in reference to COVID's effect on residents water account.

**Motioned by Trustee Booker and Seconded by Trustee Sanchez to approve eliminating water shut-offs throughout the remainder of 2020, reactivate any shut-offs that have been implemented and focus on providing resource information to our residents.**

**Discussion:** Trustees Brandon, Jones and Mayor Perkins made comments related to procedural issues, department head feedback and/or to work with the individuals rather than freezing all water accounts. Ms. Satchell responded the village does not have the resources to disconnect water either in-house or through outsourcing, the notices are a routine process used to demand payment, residents are given information for assistance and the opportunity to address notices, and it is not the village’s intention to shut-off water. Trustee Sanchez organized a special finance meeting, due to the circumstances, with an agreed upon date of October 15, 2020 at 6:00 p.m. An amended motion follows:

**Motioned by Trustee Booker and Seconded by Trustee Wellington to move this to the Finance Committee Meeting to next Thursday, October 15<sup>th</sup> and to not have any shut-offs occur before we have that meeting.**

**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**

**Old Business - None**

**Board of Trustee Comments/Information - None**

**For Information Only – None**

**Closed Meeting Session:**

**Motioned by Trustee Brandon and Seconded by Trustee Sanchez to recess into Closed Session at 8:45 p.m. for the purpose of discussing:**

- A. Pending Litigation per 5 ILCS 120/2(c)(11)).
- B. The setting of a price for sale or lease of property owned by the Village (5 ILCS 120/2(c)(6)).

**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**

**The Special Board Meeting was reconvened and Motioned by Trustee Brandon and Seconded by Trustee Jones to adjourn at 9:08 p.m.**

  
Edwenna Perkins, Mayor



  
Viola Mims, Village Clerk

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