

**VILLAGE OF MAYWOOD  
BOARD OF TRUSTEES  
SPECIAL BOARD MEETING MINUTES  
TUESDAY, MAY 4, 2021**

**Call to Order**

The Special Board Meeting of Tuesday, May 4, 2021 was called to order by Mayor Edwenna Perkins at 7:00 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 (via zoom), A. Sanchez, K. Wellington (via zoom), M. Lightford 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  
John West, Public Works Director  
Craig Bronaugh Jr., Fire Chief  
Valdimir Talley Jr., Police Chief  
Angela Smith, Coordinator of Business Development  
William Peterhansen, Village Engineer  
Michael Jurusik, Village Attorney (via zoom)

**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 Village Board Meeting of the Board of Trustees on Tuesday, April 20, 2021.

Motioned by Trustee Brandon and Seconded by Trustee Booker 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

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

1. Mr. Norfleet explained for grass clippings pick-up to use the paper bags instead of plastic bags, branches tied bundles 2 ft. by 4 ft., 50 lbs. or less, and MyCivic is now operational for submissions and Village responses.
2. Trustee Brandon made an announcements of public interest.

**Finance Management Report(s):**

- A. Approval of Village of Maywood Warrant List No. 200512 through April 29, 2021 in the amount of \$452,541.90.

Motioned by Trustee Booker 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". - None

Public Comments: Comments from the Public – A. Smith, M. Gibbs and W. Brown. Mr. Norfleet responded.

Village Manager's Report:

- A. Presentation by Petitioners Architect Jacob Karmol and Attorney Peter Tsantilis regarding 1900 South Maywood requesting a Class 6B Tax Incentive for the subject property based on new construction and substantial rehabilitation. (Community Development)

Ms. Smith gave a brief overview on the request to construct a new 79,869 sq. ft. facility. Mark Rogers of Liston & Tsantilis commented on economic benefits, features of the new facility and employment opportunities. Discussion ensued.

Motioned by Trustee Booker and Seconded by Trustee Sanchez 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

- B. Consideration and approval regarding an application (Exhibit 1) submitted by Mr. Paz, the owners of 717 South 7<sup>th</sup> Avenue for purchase of the Village Owned Property located at 715 South 7<sup>th</sup> Avenue under the terms and conditions of the Adjacent Neighbor Land Acquisition Program (ANLAP) program for \$500.00 (Community Development).

Ms. Smith gave an overview.

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

- C. Discussion concerning opening up the Village of Maywood Facilities, Parks and Outdoor Activities as it relates to the Restore Illinois Phase 4 Guidelines.

Trustees Brandon, Sanchez and Booker made comments and/or recommendations. Mr. Norfleet responded the Village should not be responsible for any incidents that occur at the facilities once they are reopened. Attorney Jurusik confirmed Mr. Norfleet's comments regarding the Village not being liable for use of Village facilities.

Discussion Only

- D. Consideration to acknowledge Village of Maywood Fire Department Personnel pursuant to receiving Letter of Commendation for firefighters: Doug Hardtke, Phil Brooke, Hrvoje Zolo and Anthony Jackson.

Presentations made by Chief Bronaugh.

- E. A review of Madison Street – Fifth Avenue Tax Increment Finance District Report by Village Manager, Willie Norfleet.

Mr. Norfleet gave an overview of the success of the Madison Street / Fifth Avenue TIF.

Village Attorney Report:

- A. Status Memo dated April 28, 2021 from Klein, Thorpe and Jenkins, Ltd. regarding Resolution of Tie Vote for Third Trustee Seat, Appointment of New Trustee to fill remainder of Four (4) Year Trustee Term held by Former Trustee Booker, Eligibility Requirements and Voting Requirements.

Attorney Jurusik commented the new mayor will have 60 days to appoint a replacement for the vacant two year seat and the board will have 30 days to approve or reject. If rejected, a second appointment can be made for temporary replacement until a final decision is made.

Information Only

- B. Status Memo dated April 28, 2021 from Klein, Thorpe and Jenkins, Ltd. regarding Maywood Matching Grant Façade Program, Enacting a Moratorium on Certain Businesses and Adopting Zoning Regulations on Certain Businesses.

Attorney Jurusik gave an overview and recommended a “workshop” or LLOC type meeting to discuss the matter and draft an Ordinance to suspend the Facade Improvement Program until review by the Board. Mayor Perkins, Trustees Brandon, Sanchez and Booker made comments.

No Action Taken

Omnibus Agenda Items:

Motioned by Trustee Sanchez and Seconded by Trustee Lightford to approve the Omnibus Agenda Items A – I.

- A.** Approval of payment to Allied Waste Service for garbage service for the month of March 2021 for the Village of Maywood in the amount of \$161,479.42. **B.** Approval of payment to Blue Cross Blue Shield for Health Insurance Premiums for the month of May 2021 for the Village of Maywood employees in the amount of \$265,892.80. **C.** Approval of payment to Christmas Decor Systems for 2020 Annual Holiday Decoration Lease for the Village of Maywood Public Works Department in the amount of \$17,550.00. **D.** Approval of payment to City of Chicago Department of Finance-Utility Billing for water services provided to the Village of Maywood from January 20, 2021 to March 25, 2021 in the amount of \$532,622.35. **E.** Approval of payment to Hancock Engineering Company for engineering services rendered for the Village of Maywood Public Works Department pursuant to Washington Boulevard, Phase II Engineering in the amount of \$21,664.71. **F.** Approval of payment to Municipal Employee V.E.B.A. Trust for Health and Dental Insurance for the month of April 2021 for the Village of Maywood in the amount of \$104,403.90. **G.** Approval of payment to T.P.I. for Plumbing and Building Inspections for the Village of Maywood Code Enforcement Department in the amount of \$13,447.00. **H.** Approval of payment to Tyler Technologies for MyCivic Citizen Engagement for year 04/01/2021 to 03/31/2022 for the Village of Maywood in the amount of \$11,000.00. **I.** Approval of payment to Village of Melrose Park for Water Services provided to the Village of Maywood January 20, 2021 to February 19, 2021 in the amount of \$59,281.60.

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

New Business Item(s):

- A. Discussion and approval of the Cable Television Franchise Agreement by and between the Village of Maywood and Comcast of California/Colorado/Illinois/Indiana/Michigan, LP.

Motioned by Trustee Booker and Seconded by Trustee Lightford to approve. Motion withdrawn.

Discussion: Attorney Jurusik will assess the Boardbook document and bring back to the board for review and discussion.

- B. Discussion and approval to move the May 18, 2021 Regular Village Board of Trustees Meeting to Proviso East High School Auditorium for the Swearing-in Ceremony for the new Elected Officials.

Motioned by Trustee Booker and Seconded by Trustee Lightford to approve.

Discussion: Mr. Norfleet mentioned the state requires 25% capacity of the space which is 200 people with anticipation of 125 in attendance.

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 Item(s):

- A. Consideration and action on: Ordinance CO-2021-\_\_\_\_\_: an Ordinance Authorizing and Approving Certain Expenditures from the Madison Street / 5<sup>th</sup> Avenue Tax Increment Financing Redevelopment Project Area fund to pay for the Village's share of a Façade Improvement Project (Window, Tuckpointing and Door Façade Improvements by Mohmmad Musa d/b/a Sharks Fish & Chicken at 100 West Madison Street, Maywood, Illinois.

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

Discussion: Trustees Jones and Booker made comments.

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

Board of Trustee Comments/Information:

1. Trustee Booker recommended a consensus by the Board to suspend applications for the Façade Program until new language from the attorney can be reviewed by the Board (Vote - Ayes: Trustees Jones, Sanchez, Wellington, Lightford and Booker, Nays: Mayor Perkins and Trustee Brandon.
2. Trustee Brandon commented the appropriate process would have been to send the Façade Program back to the Economic Development Commission for review.

For Information Only – None

Closed Meeting Session: Canceled

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

Adjournment: Motioned by Trustee Brandon and Seconded by Trustee Booker to adjourn the Special Board Meeting at 9:38 p.m. with a roll call of the Board.



Edwenna Perkins, Mayor



Viola Mims, Village Clerk

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

