

**RULES MEETING OF THE BOARD OF TRUSTEES
HELD REMOTELY
PUBLIC NOTICE POSTED AT THE VILLAGE HALL
350 VICTORY DRIVE
PARK FOREST, ILLINOIS**

Village Hall- Boardroom

7:00 p.m.

January 3, 2022

IN ATTENDANCE: Mayor Jonathan Vanderbilt, Trustee Theresa Settles, Trustee Tiffani Graham, Trustee Joseph Woods, Trustee Candyce Herron, and Trustee Erin Slone

ABSENT: Trustee Maya Hardy

STAFF IN ATTENDANCE: Village Manager Tom Mick, Police Chief Christopher Mannino, Fire Chief Tracy Natyshok, Village Attorney Leslie Kennedy, Assistant to the Village Manager/Director of Human Resources Jason Miller, Finance Director Mark Pries, Director of Economic Development and Planning Department Sandra Zoellner, Director of Recreation, Parks, and Community Health Rob Gunther, Director of Public Works Roderick Ysaguirre, Assistant Director of Public Works Nicolas Christie, and IT Administrator Craig Kaufman

OTHERS IN ATTENDANCE: EDAG Chairperson Phil Perkins; Tushar Pandya, General Manager of 7-Eleven

RECORDER: Village Clerk Sheila McGann

Roll Call

Mayor Vanderbilt called the meeting to order at 7:00 pm. which was held remotely. Roll was called by Clerk McGann.

1. Ordinance approving a purchase and incentive agreement for Central Court Plaza

Manager Mick said that the first two items will be taken together as Economic Development and Planning Department and EDAG have been working together on this. Director Zoellner gave detailed background of the property in Central Court Plaza with former owners and other potential buyers. Noting that the Village has been working with Mr. Pandya for two years regarding the sale of this property with various incentives, she explained the Class 8 Incentives for this property as listed in the memo. Trustee Sloan asked about the terms of the property taxes reduction and a guarantee that he will stay. Mr. Pandya explained his commitment to Park Forest and wishes to make improvements to attract more tenants. He explained his association with Park Forest as a resident and as general manager at 7-Eleven for 16 years. He has a list of potential tenants narrowing it down to two that he is talking to. When asked what type of businesses he was considering, Mr. Pandya talked about a New Orleans-type fine eatery and cigar shop and perhaps a liquor store. Trustee Woods noted that most residents and commissioners are not looking for another liquor store. Trustee Woods stated that EDAG commissioners are looking for provisions that would include hiring Park Forest residents and reinvesting in the community. Mr. Pandya said 70% of his 7-Eleven staff is from Park Forest.

Director Zoellner added this item would require an ordinance to be brought to the Board at a later date. Hearing no other questions regarding agenda items 1 and 2, Mayor Vanderbilt said these items will be on the agenda at the next Board meeting.

2. Resolution approving a Class 8 Property Tax Incentive for Central Court Plaza

3. Resolutions authorizing pursuit of 16 properties through Cook County’s no cash bid process

Manager Mick said this item is out of the Economic Development and Planning Department. He noted that these properties to be pursued on the no cash bid process, ten with no existing liens and the others will have liens to be extinguished.

Director Zoellner explained the criteria and process for the Village to be able to obtain the tax delinquent properties. With the Village’s Strategic plan, the Village plans on finding a developer to redevelop the properties in Eastgate in the future. Mayor Vanderbilt asked the Board if they had any questions or comments. When Trustee Slone asked about the regular maintenance costs of mowing, Director Zoellner said the cost is \$12.50 per mow per property; the number of mows depends on the needs per season. When asked by Trustee Slone how much the Village has lost on the delinquent taxes of these properties, Director Slone estimated the Village’s portion of the loss in the last six years to be approximately \$70,000. Hearing no other questions, this item will be on the agenda for action at the next regular meeting.

4. Construction bid for buildout of 299 Main Street

Manager Mick said this item is out of the Economic Development and Planning Department in the Downtown area. Director Zoellner explained the bid process noting there were five companies interested with three bids submitted. Staff recommends awarding the bid to S & S Construction Solutions. Mayor Vanderbilt asked the Board if they had any questions or comments. Hearing none, this item will be on the agenda for action at the next regular meeting.

5. Somonauk Nature Adventure Park – kayak shed and launch

Manager Mick said this item is out of the Recreation, Parks and Community Health Department regarding an ongoing project. Direct Gunther explained that this item is part of the launch for the kayak shed and launch. As the company has a proprietary product, staff recommends this awarding this contract with Custom Manufacturing of Clinton, Wisconsin. Mayor Vanderbilt asked the Board if they had any questions or comments. Hearing none, this item will be on the agenda for action at the next regular meeting.

6. Engineering Services Agreement for construction engineering services for the Water Plant elevated tower replacement project

Manager Mick said this item is out of the Public Works Department as a continuation of the new water tower. Director Ysaguirre explained engineering services agreement, the bid process, and details of the contract. Staff recommends approving the contract with Baxter and Woodman Consulting for the engineering services. Director Ysaguirre added that materials have been delivered and work should begin after winter. Mayor Vanderbilt asked the Board if they had any questions or comments. Hearing none, this item will be on the agenda for action at the next regular meeting.

7. Water main replacement project construction bid recommendation

Manager Mick said this item is out of the Public Works Department/Water Department. Director Ysaguirre explained the large scale water main and street improvements on the 2022 schedule. He detailed the bid process with 14 bids opened on December 14 with Austin Tyler of Joliet to be the lowest qualified bidder. After discussion with the Mayor, Manager, and Trustees, Village Attorney Kennedy said the State's statute regarding choosing a qualified and responsible contractor would supersede the Village's language. She added that the Village's ordinance could be updated to match the State's language when choosing the lowest qualified bidder.

Mayor's Comments

Mayor Vanderbilt thanked the Fire Department for the over 4,000 calls they answered in 2021. He also thanked the residents who celebrated New Year's Eve legally. He thanked the Police Department for the numerous calls they responded to on New Year's Eve. The Board will meet Saturday, January 8 to begin the Strategic Planning sessions.

Manager's Comments

Manager Mick wished a Happy New Year to all. The location for holiday tree disposal is located at the Aqua Center where the live trees will be collected and used for mulch at a later day. The 2022 Board Meeting Calendar has been adopted and is on the Village's website. Village Hall will be closed Monday, January 17 in honor of the Martin Luther King Holiday; the next Board Meeting will be Tuesday, January 18.

Trustee's Comments

The Trustees wished the residents a happy and healthy New Year and asked them to continue to use precautions regarding Covid-19.

Attorney's Comments

No report

Clerk Comments

No report

Audience to Visitors

None—see below

Adjournment

This concluded the Rules Board meeting.

There being no further business. Mayor Vanderbilt called for a motion to adjourn. Motion was made by Trustee Settles, seconded by Trustee Herron and passed unanimously by roll call vote.

The meeting was adjourned following a roll call vote with the following results:

Ayes: 6

Nays: 0

Absent: 1

The meeting was adjourned with six (6) ayes, no (0) nays, and one (1) absent.

Mayor Vanderbilt adjourned the special rules meeting at 8:03 p.m.

Respectfully submitted,
Sheila McGann
Village Clerk

NOTE – DUE TO COVID-19

THE BOARD MEETING WILL BE HELD VIA CONFERENCE CALL

***Public, in-person attendance of the Meeting has been deemed unfeasible; All public comment can be sent prior to the phone conference Board Meeting, via email to tmick@vopf.com, by 3 pm the day of the meeting;**

Public comments received via email will be read during the public meeting.

****A record (verbatim recording) of all action (if any) taken during the Board Meeting in open session will be made available upon request.**

*****This meeting will be broadcast live, and recorded, on the local cable access channels in Park Forest (channel 4 for Comcast subscribers & channel 99 for AT&T U-Verse subscribers) and will be streamed live, and subsequently archived, on the Village website at www.villageofparkforest.comNOTE: Copies of Agenda Items are Available on the Village website at www.villageofparkforest.com**