JOURNAL OF PROCEEDINGS
COMMITTEE OF THE WHOLE MEETING
MAYOR AND BOARD OF TRUSTEES OF THE
VILLAGE OF SAUK VILLAGE, ILLINOIS
21801 TORRENCE AVENUE
SAUK VILLAGE, ILLINOIS
December 3, 2024 7:00 PM

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1. **CALL TO ORDER**
   ROLL CALL
   Mayor Burgess called the meeting to order at 7:00 p.m.
   Mayor Burgess asked Trustee Williams to serve as Village Clerk and call the roll.

   On Roll call
   Present: Trustees: Carter, Coleman, Johnson, Sapp and Williams
   Absent: Trustee Burns
   Trustee Burns entered the meeting at 7:05 pm

2. **DISCUSSIONS & PRESENTATIONS**
   Melanie Arnold- Robinson Engineering
   Resolution for Maintenance Under the Illinois Highway Code
   The village is currently in the middle of an MFT audit. Melanie is working with IDOT staff and Renee to review MFT spending and the estimate of maintenance for FY 2023 and the Resolution of Maintenance for FY 2023 which was not done in the last calendar year. Melanie has worked with Renee and the Robinson Engineering staff to retroactively go through the MFT ledgers to see what was indeed spent and to compare the estimate of maintenance costs based on those ledgers. Once approved, BLR 14222 – Section 23-0000-00-GM will match what was spent in MFT related funds in 2023 which is $60,000 retroactively. MFT funds in 2023 were mainly salt used for snow and ice removal and payments to the Cook County Treasurer and IDOT for the Village's portion of maintenance on Sauk Trail and Torrence Ave.
   The second resolution is BLR 14222-24-0000-00. Used figures from Renee through October and met with the Public Works Director to determine what was spent to date and what could be spent for maintenance in FY 24. The conservative estimated amount was $164,640.00. Adjustments can be made during the audit at the end of the year, but spending should not exceed that amount.
   These items will be place on the next board meeting for consideration.
   Trustee Coleman asked exactly what was spent for FY 24 to date. Melanie will send that information tomorrow.
   Trustee Sapp asked when the audit began. Melanie stated that Mr. Shaw reached out possibly in September.

4&5 Robinson Engineering – Water Operator Agreement Extension and the Intro and Approval for onboarding operator effective January 2025

Engineer Melanie stated Robinson Engineering has been the Water Operator in Charge for the past year. The interim agreement came to an end on November 30th and has been extended to January 6th to provide coverage. IEPA requires the village to have a Water Operator in Charge. This service is not typically provided by Robinson, but there is staff that can provide this service while the village is still looking for a permanent replacement.

Robinson recommended Great Lakes Community Action Partnership to assist the village with a myriad of services in addition to WOC. GLCAP can offer services such as water audit assistance and technical training that will be covered by grants available to Sauk Village through GLCAP. Bud Mason will lead the project just as he did years ago when the village was going through the vinyl chloride issue. Bud was unable to present to today but most likely will be available to answer questions next week when the agreement is scheduled for consideration.

2) Southland Development Authority- Grocery Store Initiative -Bo Kemp and Nick Greiffer

The presentation to bring a small format grocery store was brought back before the board. Under consideration is gifting the 90,000 square feet of property alongside Popeye's to Southland Development Authority to use approximately 10,000 square feet to bring a small format grocery store that will provide fresh fruit, meats, dairy and vegetables to the community using a $500,000.00 grant which was secured for this project but has expired but could still be available if we act quickly. The $500,000.00 grant will be used as collateral to secure the $6 million in funding needed to fully develop that space with the small format grocery store and other retail outlets. The store will attract other outlets. If the project does not get approved, the money will be returned. If the project moves forward, the land will revert back to the village if the project is not successful.

Questions and concerns from the board-

What type of store? Who is interested in this space? What type of store would a 10,000 square foot store compare to? Who are you considering to bring in for the other 80,000 square feet? We already have a small format store in that area which could cause them to go out of business. We need a full grocery store. Has the property been appraised? Where is the contract? Has an attorney reviewed this project? We had a different project that approached the village for the property and the project never went forward. The previous ordinance specified that an RFP would need to be done to allow other interested parties to bid for that land. Is 10,000 square feet smaller or larger than the store already in that area? What type of model or blueprint was used for this project in this area?

Three operators have been approached but nothing can be done until the land is secured. Cannot provide blueprint without board approval. Using Aldi's as a measurement they are approximately 13,000 square feet. Larger stores could be 60,000 or more. After the small format store is in place, expansion is possible. Egress and parking has to be factored in as well. There is nothing wrong with competition. Two stores can be different- giving residents options.

This project has been under consideration for Sauk Village for a long time. Attorneys have been involved. Groundbreaking could start as early as Spring 2026.

Mayor Burgess stated that appraisals are for the buyers. The village does not need to pay for that expense if we are giving the land away.
This is TIF 4 property, the village will recoup fees from permits but will have to supply the infrastructure. Bo stated the lawyers that prepared that ordinance said the RFP does not have to be done but a Public Notice will need to be posted.
Bo stated that would depend on who the operator will be. Approval is needed to move forward in order to use the $500,000.00 to hire someone to seek out interested parties. If the grant is lost there is no project.
The agreement and ordinance should include the clause that the land reverts back to the village. The ordinance to discontinue any agreement with the medical center needs to also be presented for approval. Mayor Burgess asked to have this placed on the next board meeting agenda for approval.

G INVESTESTMENTS, LLC- Gierczyk, Inc Design, Build, and Development General Contractor-Cannabis/Restaurant

It has been discovered that the Cannabis Dispensary site previously discussed is no longer in a TIF. The new site under consideration is 1699 Sauk Trail which is currently where Black Salt Restaurant is operating. This is a phased approached. The Black Salt property is under contract to acquire it and bring in the cannabis dispensary and lounge. The concept includes proposed renovations that will include a gaming restaurant. This project can bring in 40 new jobs ($3.1 million dollar payroll), $210,000 new tax revenue for Sauk Village in 2026- over $2.1 million over the next ten years.
In phases 2 &3 the incremental income is increased to over $378,000 in the first year with $3.8 million continued over the next 10 years with a total contribution of $5.9 million.
Costly renovations include new roof to the Black Salt Restaurant, plumbing, air conditioning units replaced, interior stripped, etc. The construction timeline is fairly quick. Once the building is completed the paperwork will be submitted to the IDFPR followed by a 3 month period where they operate with the license and 3 months later will be operating under the State of Illinois.
Jimmy Gierczyk has converted over 500 buildings in his career as a contractor/ designer.
The advantage to this location is being 3 miles to Indiana.
Phase 2- building with food attached to the existing building. Cheba Hut, similar to Jimmy John's with a cannabis food theme, is under consideration.
The air quality is great. No smell. Everything in the dispensary is prepacked.
Trustee Sapp stated these dispensaries are popping up in a lot of nearby cities. What is the attraction for this site? Well lit, safe, well presented, product quality, marketing, 3 miles from Indiana. The first phase does not include the opportunity to sit and enjoy. That will be included in the seconded phase. Phase 3 is still under consideration. No growth farm is under consideration, at this time. South Chicago Heights is the closest.
Opening could be as soon as August. Full line of products will edibles, topical, priority and discounts to medical cannabis patients. Hours of operation will be 12 hours per day 7 days a week.
The revised redevelopment agreement will be sent tomorrow. Approval is needed. This will be paced on next week's agenda.
Trustee Burns inquired how many gaming parlors are already in Sauk Village. Mayor Burgess stated 4.

PUBL!C COMMENT

Debra Turner asked about the store. If there is no cost other than the loss of the land, what is the issue to move forward? Debra asked about the different phases of the cannabis store.

Jeffrey Burns commented on last week's question about what an audit was. An audit is a comprehensive examination of a company's financial sitiuation. An auditor can look and see what is there or not there and report it to the trustees. Another person stated that he has been working in the village without a contract. How does the vendor expect to get paid when he was working without a contract that the Village Administration was aware of the work being done, as well as the Finance Director and Public Works Director. Jeff would like to bring a petition to the village to bring a surety bond claim regarding the missing $78,000., from a few years ago that the mayor said he was investigating. Two years- the investgation should be over. We need that $78,000 to put it to good use.

Melissa spoke on water coming in to basement for 8-10 hours withou anyone comng to check on it. Meissa spoke to the mayor and his assistant. Three ties within a 7 ½ month period. The prior owner did not have this problem. Melissa has spent $68,000 remodeling her basement and replacing furniture. The first time, Timothy Williams said to put it on the insurance. The second time, Timothy Wiliams said the same thing. This is the third time and the insurance will not pay this time. Melissa stated she was frustrated and angry and wants something done.

David Smith stated surety bonds do not cover employee theft and feels that board members make decisions based on it being election season. David asked about financial concerns about legal spending with Odelson and McGrath. David asked how the trustees coud consider a 486% pay raise and asked if anybody knows that you have to be a licensed certified public account in order to be an auditor and that auditors do not have write access- they report.

Francine Anderson stated that the presentations were competitive. Francine stated the grocery store is a good thing. Sauk Village did have two grocery stores before. Francine is not in favor of a dispensary but is in favor of the income it will generate. The OIG and bringing in Mr. Finch is nothing good. The firing of Public Works, Finance and Village Administrator- Nothing good.

Jerica Timms lives near a plethera of children but is not in favor of the dispensary. The money is good but having people walk around high in Sauk Village in front of our children is not good. There are ôther places to get money, grants, etc.

Mayor Burgess stated phase 3 may call to relocate the store and asked for the information where the water problem was located. We will look into it. Thanks to all who commented on the cannabis dispensary, whether for or against it. Mayor Burgess stated he does not know how much money was spent on lawyers on the top of his head.

5. **GENERAL COMMENTS BY TRUSTEES & MAYOR**

Trustee Williams provided a written report that will be included in the minutes a matter of record that dealt with recent concerns, including –

1) Letter of no confidence from July 2023 and the fact that things have gotten worse

2) Paperwork provided by DMC Contractors that shows $412,049. worth of invoices of which $122,453 has been paid and $289,596,000 is past due. Mr. James has not returned the vendors calls for over two months and none of the open invoices have been paid for July, August and September. Since that time, he has spoken with a number of people including the HR Consultant who has been released and still working without a contract for over a year. Why is a former HR consultant involved with village finances ? He stated he made Mr. Johnson aware of a number of statements that Mr. James had not shared with anyone. Those facts point out Mr. James asked his firm to do extensive work in the village which consisted of street repairs, ADA curb, sidewalk repairs and other such work. The attached paperwork shows that Mr. James stated he had full authority to authorize the work- no approval from the board of trustees was needed- no contract was needed and that he had money in his budget to pay for all of the work. All of which is not true. How will we pay $289,596.00 worth of invoices for unauthorized, unapproved work that the contractor was led to believe he could do.
3) The Illinois Office of the Comptroller is threatening to call for a forced audit for the years 2021, 2022 and 2023 TIF reports, the LGD must be in receipt of the local government's response by December 17, 2024 or that will take place.
4) The Illinois Department of Transportation Motor Fuel Tax Audit for the Village of Sauk Village for FY2023 detailing the multiple requests to complete this audit and the extensions given and the possible sanction of $851,572.74 plus the possibility of not receiving MFT funds for the next 5 years.
5) Invoice for $49,085.22 for professional services rendered through October 31, 2024. This is the mayor's retention of the lawfirm with an hourly rate of $780.00 that far exceeds the $200.00 per hour ordinance that the board approved that the mayor is not aware of. The board did not approve the retention or the fee. How will you pay this ? This information and more will be sent to mutiple agencies and elected officials. You are taking the taxpayer's hard earned money and using it to your advantage.You refuse to allow trustees financial records and now I see why. Maybe this will answer some of the questions from some of the people that came to the podium today. This is not supposition. This is not political. Every single piece of pape ris right here. Every board member will get a copy of this report. It will be part of public record, which means that any audience member can also receive a copy.

Trustee Coleman stated we do not have a Code Enforcement Director, water bills- still cannot get a water bill in his name for the house he just purchased, The Public Works Director was fired by the mayor, not the trustees, the VA was terminated by the mayor, not the trustees, do we have an attorney- no, they quit. A lot of things the trustees are being accused of – this is a rogue administration that does whatever it want to do and now its being caught. Years ago at the beginning of his term Trustee Coleman asked Mayor Burgess what he would like the trustees to do? He stated he wanted absolute authority. There is a saying of any book of leadership- Absolute power corrupts itself. Absolute power corrupts itself. This is what you have when you have absolute authority- Corrupt!
Trustee Burns wanted to reiterate three things Trustee Williams and Trustee Coleman spoke. When people come to the podium and speak of the wonderful thing these peope have done, praising these people who have taken our village into the trash- the mayor did fire the Public Works Director. The mayor fired the Village Administrator. We have no guidance from either Public Works or a Village Administrator. The Attorneys quit. No Code Enforcement-not able to come back to work after being out on sick leave- so basically- fired. No competent perso running our water department. Our water bills are still messed up beyond recognition. We have residents stating they have 6 hours of water running in their homes- destroying their homes and we are not doing anything about it.

We have people in position, which the mayor will agree 100%, because he had to fire the Public Works Director that hee has put people in position that have caused this village grave financial mismanagement issues. That has caused our village to be in dire situations, endangering the financial well being of our community and all of us as taxpayers. For months we have observed significant deficencies in the financial integrity of operations. We have been talking about this for months and now the proof is in the pudding. We have been called fraudulent trustees, we have been lied about, we have been talked about because we are doing our jobs. We don't answer to the Mayor but the mayor must answer to us. Our job is to look over the finances to make sure we are making sound financial decisions to ensure the stability of the village and of your tax paying dollars. If we are not doing that, as some trustees that don't care, then we need to resign and step down. Because that is not what residents voted us into these seats to do. Trustee Burns stated she cares about what happens with your tax paying dollars. Any trustee that does not have a concern about how the Mayor and his administration is spending your money than you need to ask them to resign. Because they are not doing what you voted them in office to do. For months, we have observed significant deficencies with the financial integrity of the village's operations. Recently, the village has seen alarming correspondence from the Illinois Comptroller's Office because the trustees have been reaching out letting them know what's going on- and they are responding to us. Correspondence from the Illinois Department of Transportation- MFT Funds- underscores the severity of our current fiscal crisis. Despite repeated efforts from the trustees to receive external assistance from Seldon Fox, someine to come in and help the Finance Director and the Finance Department because that department has no idea what they are doing. As a result we are being affected as taxpayers. We have asked and we have approved other qualified professionals to aid Ms. Lewis and Mr. Johnson and any other administrative person to aid with audits. Now we are four years behind and the Comptroller is send letters to force us to do audits using CPA's hired by them. That will cost us three times more money than it woud if we had a qualified professional in our finance department. Every person we tried to bring has been denied. We are told to go to the Village Administrator, Finance Director and Public Works Director with concerns and financial information. The Department of Transportation can make us pay back $800,000. because of incompetency. They have been trying to reach our Financial Department to no avail. This is money to be used for roads and streets. Trustee Burns stated she and Trustee Williams, Trustee Coleman and Trustee Sapp have been diligent in trying to get the audits done. We cannot get federal funding and we are losing millions of tax dollars. The reason why we want weed dispensaries and a fourth gambling establishment is because we can't get federal funding to get clean, productive business in the village. We are known for gambling, liquor stores and weed. Sauk Village is rated one of the worst villages. We were voted 4 out of 100 over the last 8 years. It's up to us to decide what type of village we want and what type of businesses we want to represent us and or children.
Trustee Sapp stated that the OIG-John Howard is very necessary position. Trustee Sapp will host a Town Hall meeting in the rotunda on Saturday, December 14th at 2pm. Diane's closet is seeking donations of blankets, hats, gloves, and scarves for boys, girls, and women. There is a donation box at the McConathy Public Library. Hopefuly, the distribution will be around December 20th.
Mayor Burgess stated that it is a shame that four trustees do not like him. That's what the 4th Amendment is for and keep talking bad about this village.
Decorum was lost at this point. Mayor Burgess said how can you move forward as a city when you constantly taking against your village.

6. **EXECUTIVE CLOSED SESSION**
   None

7. **ADJOURNMENT**

Mayor Burgess called for a motion to adjourn the meeting at 9:45 p.m. Trustee Burns moved, and Trustee Williams seconded. Trustees Carter and Johnson left the meeting at 9:35pm.
On roll call, the motion carried unanimously.

This information was provided by email the next day from Engineer Melanie Arnold in response to Trustee Coleman's inquiry asking what MFT funds have been spent to date.
Costs included on MFT Ledger 1/1/24 – 9/30/24
Street Lighting costs (Paid to ComEd): $29,822.29
Traffic Signal Maintenance- Village Portion (Paid to Cook County and IDOT): $8,783.76
Total to date : $38,606.05

Melanie also presented the Estimate of Maintenance Cost, which she worked with Dante to prepare. The document is a worksheet that is used to determine the amount of MFT funding that should be included in the Resolution for Maintenance.

- **It is for informational purposes only.**

Snow and Ice Removal Line Item: Status of village's salt inventory is unknown so that line item will be maximized in case salt is required to be purchased before the end of the year.

- **Street Maintenance and Concrete Work items:**

Per Melanie's discussion with Dantes estimated costs for asphalt patch, aggregate and concrete work were added. Dante stated that funds have been expended on these materials this year and these are MFT-eligible expenses.

- **Traffic Signals, Signal Maintenance and Signage Line Items:**

The estimates are based off the actual expenditures of the previous year.

Village of Sauk Village

Board Meeting of the Mayor and Corporate Authorities
Municipal Center
21801 Torrence Avenue
Sauk Village, Illinois
Tuesday, December 10, 2024, 7:00 p.m.

1. **Call to Order** Mayor Burgess called the meeting to order at 7:02 p.m.

a. **Pledge of Allegiance:** Mayor Derrick Burgess led the constituency in reciting the Pledge of Allegiance

b. **Roll Call:** Present: Trustees: Coleman, Burns, Coleman, Johnson, Sapp, and Williams
Absent:

Staff Present: Chief Barrett, Chief White, Engineer Arnold

Others in Attendance: Clerk Marva Campbell-Pruitt

2) Executive Closed Session

A) Motion to Recess to Closed Session to Discuss Personnel Matters at 7:03 p.m.

Trustee Johnson moved, and Trustee Carter seconded the motion
On Roll Call
AYES: Trustees Carter, Coleman, Johnson, Sapp, Burns, Williams
NAYS:
ABSENT: None
ABSTENTIONS: None
Motion Carried

B) Motion to Reconvene Regular Board Meeting at 7:25 p.m.

On Roll Call: Present: Trustees: Coleman, Burns, Coleman, Johnson, Sapp, and Williams
Absent:

3) Approval of Minutes

A) Approve the Journal of Proceedings for the Special Committee Meeting of 11/19/2024

Trustee Johnson moved, and Trustee Carter seconded the motion
On Roll Call
AYES: Trustees Carter, Coleman, Johnson, Sapp,
NAYS:
ABSENT: None
ABSTENTIONS: Trustee Burns, Williams
Motion Carried

B) Approve the Journal of Proceedings for the Special Board Meeting on 11/19/2024

Trustee Johnson moved, and Trustee Carter seconded the motion
On Roll Call
AYES: Trustees Carter, Coleman, Johnson, Sapp,
NAYS:
ABSENT: None
ABSTENTIONS: Trustee Burns, Williams
Motion Carried

C) Approve the Journal of Proceedings for the Board Meeting on 11/19/2024

Trustee Johnson moved, and Trustee Carter seconded the motion
On Roll Call
AYES: Trustees Carter, Coleman, Johnson, Sapp,
NAYS:
ABSENT: None
ABSTENTIONS: Trustee Burns, Williams
Motion Carried

D) Approve the Journal of Proceedings for the Board Meeting on 11/26/2024

Trustee Johnson moved, and Trustee Carter seconded the motion
On Roll Call
AYES: Trustees Carter, Coleman, Johnson, Sapp,
NAYS:
ABSENT: None
ABSTENTIONS: Trustee Burns, Williams
Motion Carried

4) PUBLIC COMMENT

- C. Boettcher remarked that the Accounts Payable report was not on the back table; The topic of the cannabis dispensary was mentioned, and she asked if there could be a referendum could occur, she mentioned that pile of garbage on Sauk Trail; answers during Public Comment
- K. Jones Street lights were off for a few months. To whom should she address the issue
- DMC Contractors asked about payment for the concrete work that his company had performed and was promised pay
- K. Boens shared that she took a poll on the grocery store 67% were in favor and the dispensary resulted in 53% negative rating. She asked to slow down the process and educate residents so that they are informed; and stated she visited the Ice Parlor and it was nice.
- M. Inverary Had difficulty contacting the Mayor and needed the inspection for the Ice Cream Parlor as she has the permit. What are the next steps
- A. Coleman commented that he does not have a water account and had been turned down four times as the owner had not removed his name off the water bill account. He asked what he should do.

- F. Anderson, commented on the many service concerns expressed. She wondered if they were because of removal from Accounts Payable; she was concerned about Trustee events occurring at other locations and are not known by residents
    - Mayor Burgess' Remarks
        - The next Budget Review will occur after Christmas
        - The Dispensary would be voted on tonight
        - The Ice Cream Parlor's opening is illegal. He will investigate
        - IT will work on the water issue and audits

5) New Business

i. Financial Matters:

a. Approve Transfers, Payroll and Accounts Payable Distributions in the Combined Amount of $741, 407.48 and authorize the Finance Department to Remit Payments
Trustee Johnson moved, and Trustee Carter seconded the motion

Trustee Coleman moved and seconded by Trustee to amend the Accounts Payable $112, 840.00

Trustee Johnson moved, and Trustee Carter seconded the motion
On Roll Call
AYES: Trustees : Coleman, Sapp, Williams
NAYS: Trustees: Carter, Johnson
ABSENT: None
ABSTENTIONS: Trustee Burns
Motion Carried

Comments/Questions
Trustee Williams read a document with various questions concerning bills not paid . A copy of the document was promised to be provide to the Clerk for the public record

Mayor Burgess asked for a motion Approve Transfers, Payroll and Accounts Payable Distributions in the Combined Amount of $628,567.45 and authorize the Finance Department to Remit Payments

Trustee Sapp moved and Trustee Williams seconded the motion
On Roll Call
AYES: Trustees: Carter, Johnson, Coleman, Sapp, Williams
NAYS: None
ABSENT: None
ABSTENTIONS: Trustee Burns
Motion Carried

II. Petitions, Agreements, and Action Items

a. Override the Mayoral Veto of the Moton to Approve and Appoint Anthony Finch as Internal Auditor in any capacity to commence duties and report to the Corporate Authorities Wednesday, November 20, 2024

Trustee Coleman moved and Trustee Sapp seconded the motion

On Roll Call
AYES: Trustees: Burns, Carter, Johnson, Coleman, Sapp, Williams
NAYS: None
ABSENT: None
ABSTENTIONS: None
Motion Carried

b. Grant Approval for Giercyzk Development to Move Forward with a Cannabis Distribution Center/ Restaurant at an Alternate Location
Trustee Johnson moved, and Trustee Carter seconded

There was a Motion to Table
Trustee Sapp moved and Trustee Burns seconded the motion
On Roll Call
AYES: Trustees: Sapp, Burns
NAYS: Trustees Carter Johnson
ABSENT: None
ABSTENTIONS: Trustee Coleman, Williams
Mayor Burgess voted Nay to break the tie
Motion Failed

Trustee Burns spoke to the notion of speaking to 10,000 residents and Trustees should not take their viewpoint lightly

Williams stated that she believes that the concept was controversial. The business would net revenue for the Village as other towns are. She invited residents to attend the Town Hall meeting

The original motion was called to a vote

AYES: Trustees: Trustee Coleman, Williams, Johnson, Carter
NAYS: Trustees Burns, Sapp
ABSENT: None
ABSTENTIONS: None
Motion Carried

Trustee Burns expressed disgust at Trustee Williams change of heart and discourse ensued.

c. Motion to Approve a Certified Water System Operator Agreement (For Contractual Operation Of Public Water Supply)

6) **Reports of Officers**

a. Mayor - Derrick Burgess:
Asked for a Motion to Appoint the DelGaldo Group as the Villages Corporate Counsel

Trustee Johnson moved and Trustee Carter seconded the motion

Comments/Questions

- Trustee Coleman stated that they had not met anyone from the law firm
- Trustee Burns inquired about the lack of contract and the unknown amount they expect to be paid
- Trustee Sapp mentioned that there is a conflict of interest with that firm as they represent the objectors
- Trustee Williams clarified how the conflict exists as the company represents the objectors

AYES: Trustees: Johnson, Carter
NAYS: Trustees Burns, Sapp, Coleman, Williams
ABSENT: None
ABSTENTIONS: None
Motion Failed

The Mayor stated that he would make the appointment

Acknowledged those who participated in the Christmas parade

b. Village Clerk - Marva Campbell-Pruitt:

i. Wished that we would act in a manner that has a positive spin. She spoke of the candidates seeking office and not focus on "knocking" individuals off the ballot in April
ii. She provided legal notices of the Electoral Board Hearing on Thursday 12/12 and what could be expected
iii. She asked about the allocation of funds for Holiday Chair as the Mayor had not responded to the many requests made. She asked if we could provide our residents with turkeys, and if our legislators could be asked to support our efforts
iv. Discussed the Del Galdo Group and the unsavory conduct of a representative from that office and the improper behavior of her and the actions of individuals of the Mayor's office

Question
Trustee Coleman asked if the Clerk's office had a copy of the budget
Trustee Johnson clarified how she came to have a copy of the budget

7) **Reports of Departments**

a. Village Engineer –Melanie Arnold, Robinson Engineering:

i. Discussed the Resolution on a water agreement to be voted on later and introduced Bud Mason who was allowed to speak at a Board Meeting rather than the intended report planned for the upcoming Committee of the Whole Meeting.

ii. Discussed the Resolutions for BLR 2023 and 2024, and requested the Board retroactively approve the Resolution of Maintenance Agreement for Section Number 23-00000-00 GM for calendar year 2023 and approve the Resolution of Maintenance Agreement for Section Number 22-00000-00 GM For calendar year 2024 per the discussion at last week's committee meeting. The estimate for calendar year 2023 is based on the 2023 MFT ledger provided by the finance department and aligns with the monies spent MFT-eligible expenses (actual amount spent was $55,790). The resolution for calendar year 2024 is an estimate that is based off the 2024 MFT ledger (1/1/24 – 9/30/24) provided to me by the finance department AND estimated costs provided to me by Public Works Director James for MFT-eligible expenses that either have been spent to date or may be spent before the end of 2024.

iii. Provided updates on the wells and pumps

b. Police Department - Chief Malcolm White:
  i. Reported Calls for Service - 301 Arrests – 5
  ii. Announced Chat with the Chief planned for Thursday
  iii. Bid everyone to have a safe holiday and to drive safe

c. Fire Department – Chief Stephen Barrett
  i. Reported Calls for Service – 95 Many because of attempting to warm homes improperly
  ii. Fire Station is a warming center
  iii. Provided safety tips

d. Finance Department – Interim Director Renee Lewis
  i. Asked that questions be asked during separate meetings and not publicly

8) REPORTS OF STANDING COMMITTEES

a. Budget, Finance & Audit – Trustee Eugene Carter Announced the next meeting on 12/18 at 6:00
  i. Trustee Burns asked if the budget would be discussed and was told no as he did not have one

b. Ordinance Review - Trustee Arnold Coleman had no report but discussed the Ordinance Review's responsibilities and discussed an email received concerning the water bill ordinance and the resident being doubled billed and the irregularity of his water bills. He appealed to staff to follow the ordinance.

Mayor Burgess questioned the single-family dwelling that had been converted into two homes, but sought only one bill

c. Public Services - Trustee Raven Johnson announced the meeting on 12/18 following the Finance

d. Housing and Intergovernmental Relations - Trustee Diane Sapp announced the Town Hall Meeting the following Saturday

e. Community Development - Trustee Debra Williams

  i. Discussed the cannabis business and the need to think outside the box
  ii. Asked if the check had been received from the Legislative Attorney to support Christmas Cheer and Thanksgiving Dinner

iii. Spoke to views on the Ice Cream Parlor
iv. Discussed the needed IT RFP and lack of fairness to utilizing a temporary company

f. Public Health & Safety - Trustee Aretha Burns
   i. Asked the Clerk who prepared the Resolutions. The Clerk stated that she placed the Cover page and Certification to ensure continuity as the IDOT resolutions are required by the state. She questioned the Dardur on as well.
   ii. Mayor Burgess asked but was told that there is no upcoming meeting

9) Reports of Committees And Commissions

a. Senior Advisory Committee – Chairperson Emmett Farmer announced the ongoing activities and the
b. Fire and Police Commission – Chairperson Francine Anderson
c. Zoning Board of Appeals Commission – Chairperson Charles Pondexter not present

10) Presentation of Ordinances and Resolutions

A. Motion to Approve an Ordinance Terminating a Redevelopment Agreement by and Between the Village of Sauk Village and Dardur Real Estate, LLC (Redevelopment Project Area # 4- Surreybrook Plaza)

Trustee Johnson moved, and Trustee Carter seconded the motion
On Roll Call
AYES: Trustees: Burns, Carter, Johnson, Coleman, Sapp, Williams
NAYS: None
ABSENT: None
ABSTENTIONS: None
Motion Carried

B. Motion to Approve Resolutions for Maintenance Under the Illinois Highway Code for 2023 and 2024 (BLR 14220)

Trustee Johnson moved and Trustee Coleman seconded the motion
On Roll Call
AYES: Trustees: Burns, Carter, Johnson, Coleman, Sapp Williams
NAYS: None
ABSENT: None
ABSTENTIONS:
Motion Carried

C. Motion to Approve Resolutions for Maintenance Under the Illinois Highway Code for 2024 (BLR 14220)

11) UNFINISHED BUSINESS

NONE

12) GENERAL COMMENTS FROM MAYOR BURGESS PROVIDED A WARNING

Provided a warning of the Town Hall Meeting and to cognizant of OMA violations
Sought respect when conducting business. New officers should take a moment to learn the job before becoming confrontational.

13) ADJOURNMENT

Having completed the business of the day, Mayor Burgess called for a motion to adjourn the meeting at 8:58 pm. Trustee Burns moved, and Trustee Williams seconded the motion. The motion carried with a unanimous vote.

JOURNAL OF PROCEEDINGS

COMMITTEE OF THE WHOLE MEETING

MAYOR AND BOARD OF TRUSTEES OF THE
VILLAGE OF SAUK VILLAGE, ILLINOIS
21801 TORRENCE AVENUE, SAUK VILLAGE, ILLINOIS
December 17, 2024, 7:00 PM

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1. **CALL TO ORDER**

   Mayor Burgess called to order the Committee of the Whole Meeting at 7:00 pm

2. **ROLL CALL**

   Present: Trustees: Burns, Carter, Coleman, Johnson, Williams
   Absent: Trustee Sapp

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3. **DISCUSSIONS & PRESENTATIONS**

- **Mayor Derrick Burgess**

  Discussion of the Proposed Water Operator Agreement between Village of Sauk Village and Great Lakes Community Action Partnership for Water Operator Services
  Melanie Arnold led the discussion, with Bud Mason on the phone. Melanie stated how the partnership came to be and the services to be noted with the agreement. She stated that it agreed with the requirements of IGA. Mr. Mason stated that it was a standard agreement, and his staff would work to ensure that the Village's staff

  Trustees inquired about the additional services as was noted, and what would be the rate. The response was that the additional charges would be determined by the Village's stated needs from the responsible operator. Training of staff would be included, along with water billing and water audits. They would utilize grants for many services. There could be extra assistance. The Water Operator would assist the Village get back on tract. She asked if the operator would be on site. The individuals, according to need would spend a couple of days at the office to address the issues. They could then determine what is required. If not in the office, they would be a phone call away. They have five staff available to us remotely or on site. Trustee Burns asked if the water billing would be a priority. It would be and scheduled to start at the beginning of the year.

  They asked how long it would take to bring staff up to speed. Class B and D licenses needed take four to six years. It depends on the capacity of staff, and the systems, but it takes time. As they train staff, the challenge is determined by their longevity.

  Mr. Mason explained the water audit, stated it is a look at paper loss, not measuring the numbers receiving bills and billing correctly opposed to real water loss. He stated that it is important to decrease water loss . Water audits would occur annually.

  There would be a need for an inventory of lead pipes

  Training was discussed again. They vary according to job responsibilities. The attorney's review and approval of the documents were questioned. The need to resolve and fast-track the agreement is needed else there is a need for engagement of the water operator. Legislative Attorney was asked if they could review the agreement and resolution as there are errors.

The Clerk stated that Mr. Mason was on the line for the constructs of the agreement, and not to be included in the internal discussions of who reviewed the documents, and which set of attorneys would orchestrate their development.

Melanie stated that an extension could be granted to allow for the needed review. Mayor Burgess stated that a Special Committee and a Board Meeting was planned for the following Monday where the documents would be presented along with the Tax Levy and Zero-Loss. A tentative agenda for both were presented It was suggested that Ordinances and Resolutions should be signed off by Attorneys.

The Clerk advised that Notice of the Special Meetings had been presented. And would suffice. Trustees would be sent an amended agenda if needed,

Ordinance Approving the Settlement Agreement and General Release, Durowade, etal.
Not discussed

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4. PUBLIC COMMENTS

- C. Boettcher inquired about the heap of debris that had not been removed; she stated that A/P was not provided as promised. She asked about the revenue generated by the gaming parlors and where does it show in the budget and when is the budget review is planned, and lastly, asked if Trustees had received a copy of the budget.
- F. Anderson observed the Town Hall Meeting, and two presenters answered questions. She stated her concern with bringing back Mr. Finch, and her concern that the OIG's website requests personal information
- J. Burns asked whose responsibility is it to complete the tax levy, he commented on rumors of a settlement with Dr. Jones, and asked who were responsible for budgets and audits?
- ? Jones inquired why there were speed bumps still present, and stated that squatters are residing next door and water is running out the house, and that there is no electricity
  - Mayor Burgess' Remarks
    - He accepted responsibility for the lack of clean up. It will be cared for the next day
    - Gaming funds are not earmarked for a particular fund. It goes in the general fund
    - The budget has a specific process that must be followed
    - The speeding bumps referenced are permanent
    - Levies are done at the end of the year. The Village receives 21% of the budget
    - The rumors were unheard of, those he made no comment
    - The water issue needs to be stopped, but it must be researched

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5. GENERAL COMMENTS BY TRUSTEES & MAYOR

- Trustee Burns stated that the Internal Auditor performed well. The purpose was to ensure that professionals could provide information. He provided the notice that the Levy was due The OIG is for the entire Village and will result in needed funds. When there is lack of unity and a sense of community, it causes discord. She was disparaging against a resident and stated she will set the record straight. Mayor Burgess stated the purpose of general comments

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6. EXECUTIVE CLOSED SESSION

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6. EXECUTIVE CLOSED SESSION

7. ADJOURNMENT

As there was much discord, Mayor called for a motion to adjourn at 8:30 pm. Trustee Johnson moved and Trustee Carter seconded. Trustees approved by common consent.

JOURNAL OF PROCEEDINGS

SPECIAL COMMITTEE OF THE WHOLE MEETING
OF THE VILLAGE OF SAUK VILLAGE
December 23, 2024
~~6:30 p.m.~~ 6 pm
Sauk Village Municipal Center
21801 Torrence Avenue Sauk Village, Ill 60411

Notice of the Special Committee Meeting called by Trustees of the Corporate Authorities: Burns, Coleman, Sapp, and Williams was issued in accordance with the Illinois Open Meetings Act

1. **CALL TO ORDER**

   Mayor Burgess called to order the Special Committee Meeting at 6:30 p.m.

   ROLL CALL
   Present: Trustees: Burns, Carter, Coleman, Johnson, Sapp, and Williams
   Absent: None

2. DISCUSSION & Presentations
   - Discussion of the Ordinance for the Levy and Assessment of Taxes for the 2024 Tax Year for the Village of ~~Sad~~ Sauk Village
     - Mayor Burgess led the discussion on the topic stating that to levy taxes is an annual event, and invited Trustees to review the Ordinance. He drew attention to Section 16 as asked for questions.

Comments/Questions

Trustee Burns highlighted that the amount stated was a 12% increase, over the approved amount allowable.
Mrs. Renee was summoned to come into the meeting to explain the difference. She informed the Trustees that there was an error in the previous year's Levy completed by the former Treasurer and that the Cook County Treasurer requested that it be amended.

Trustee Burns and the Mayor engaged in a conflict as it was stated that the Village should not be so late each year and that the request budget to actuals should be presented timely.

After much review, it was determined that the amount requested had the correct figure of requesting a tax levy of a 3.5 increase.

Trustee Williams stated that it would have been helpful to have been advised of the needed correction.

The drafter of the Ordinance was questioned as there were errors pertaining to the County identified in the Ordinance and the year for the Levy. As there was no Corporate Counsel, the language was taken from a previous year's Ordinance.

After sorting through the varying lines, Trustees were satisfied with the final justification.

This item will be on the following Special Board agenda for approval.

Trustee Burns commented that the current Attorney came aboard on December 10th and should have looked over the Ordinances and Resolutions and why they have not attended any meetings.

- Discussion of the Resolution to Request Application of Zero Loss and Cost Factor to the 2024 Tax Levies for the Village of Sauk Village, Cook County, Illinois
    - Mayor Burgess shared why this need existed, so that the Village could collect as close to 100% of the requested levy. This item will be on the following Special Board agenda for approval.

3. PUBLIC COMMENT

- None

4. ADJOURNMENT

Mayor Burgess called for a motion to adjourn as a Trustee had left. Trustee Johnson moved and Trustee Carter seconded the motion to adjourn the meeting at 6: 45 p.m.
On Roll call: Trustees: Burns, Carter, Johnson, Sapp and Williams
Absent: Trustee Coleman

/s/Marva Campbell-Pruitt
Clerk

/s/Derrick Burgess
Mayor

JOURNAL OF PROCEEDINGS

SPECIAL BOARD MEETING OF THE CORPORATE AUTHORITIES
OF THE VILLAGE OF SAUK VILLAGE
December 23, 2024
6:30 p.m.
Sauk Village Municipal Center
21801 Torrence Avenue Sauk Village, Ill 60411

Notice of the Special Board Meeting called by Trustees of the Corporate Authorities: Burns, Coleman, Sapp, and Williams was issued in accordance with the Illinois Open Meetings Act

I. CALL TO ORDER

Mayor Burgess called to order the Special Board Meeting at 6:50 p.m.

ROLL CALL
Present: Trustees: Burns, Carter, Coleman, Johnson, Sapp, and Williams
Absent: None

II. NEW BUSINESS

A. FINANCIAL MATTERS, AND ACTION ITEMS
Motion to Approve Transfers, Payroll and Accounts Payable Distributions in the combined amount of $411,069.79
Trustee Johnson moved, and Trustee Williams seconded the motion

Trustee Coleman moved and Trustee to amend the motion for the Accounts Payable for $764,379.79

Mayor Burgess asked to amend by vendors and not line items as it is difficult to decipher.

It was repeated and the request was made to adjust the Accounts Payable amount to $134,684.35. He asked to to Accounts Payable the following payments:

AIC - $19,750.00

B & F - $75,000.00

DMC Contractors $335,000.00

John Howard - $36,400.00

For a total of $466,150, plus the adjusted amount of $134,684.34 and payroll of $163,545.45 for a grand total of $764,379.79

The Mayor stated that there were no invoices for some of them thus they could not be paid. Trustee Coleman stated that the payments had been approved at the Emergency Meeting held on December 19, 2024. The Mayor claimed that meeting to be illegal, while Coleman informed that the courts approved payment, and the Administration had to pay in spite of not having a contract. Invoices and a W-9 for J. Howard were presented and copied for distributed.

Trustee Williams attempted to justify each item

Trustee Johnson asked to table each of the added items that were not on the Accounts Payable

Trustee Johnson moved, and Trustee Carter seconded the motion

Total discord ensued and points of orders called were ignored.

A motion to recess was called at 7:13 p.m. with Trustees appealing the motion to recess and taking over the meeting. Mayor Burgess, Trustees Carter and Johnson departed the meeting. The Clerk appealed to Trustees still in the session to acknowledge the number of motions on the floor and they must be resolved. They were asked to acknowledge the motion to Table one of the amendments to Accounts Payable had to be entertained first.

The meeting was called back to order at 7:20
Trustee Johnson moved and Trustee Carter seconded.

Motion to Table was clarified and brought by Trustee Johnson and seconded by Trustee Carter.
On Roll Call
AYES: Trustees: Carter, Johnson
NAYS: Trustees: Coleman, Burns, Sapp, Williams
ABSENT: None
ABSTENTIONS: Trustee Burns
Motion Failed

Mayor Burgess reiterated that he did not see a contract, only invoices, but does not know who signed off on the invoices. Trustee Johnson stated the premise that initially Mr. Howard had stated that he had not planned to charge the Village, rather he would seek grants. An audio recording was presented but was indistinguishable.

The Accounts Payable motion was revisited. Trustee Williams asked why three of the invoices were approved and are on the Aging Report.

A total lack of decorum prevailed.

The roll call vote to the motion on the floor that was called by Trustee Coleman, and seconded by Trustee Burns to approve the amendment to Accounts Payable $764, ,379.79

On Roll Call
AYES: Trustees: Burns, Coleman, Sapp, Williams
NAYS: Trustees: Carter, Johnson
ABSENT: None
Motion Carried

When questioned, the Clerk clarified the procedural process required to amend the motion to amend the original motion, and then the need to call a motion to pay Approve Accounts Payable and remit payable. The Mayor refused to follow procedural guideline for the remittance of payable.

B. PETITIONS, AGREEMENTS, AND ACTION ITEMS

a. Motion to Approve a Settlement Litigation and the Execution of a Certain Settlement and General Release in the Case of Durowade, etal and the Village of Sauk Village for Ninety Thousand Dollars, and no/100 ($9,000.00) Case No.

Trustee Williams moved, and Trustee Burns seconded the motion

Trustee Burns asked to go into Executive Closed Session to discuss the pending litigation at 7:46 p.m.

Trustee Johnson moved and Trustee Carter seconded. It was approved by Common Consent.

The meeting reconvened at 7:49 p.m. with a motion and second by Trustees Johnson and Carter.

All Trustees responded present during Roll Call.

Trustee Williams asked that the motion be read as the Ordinance Is titled. The Attorney representing the case stated that the Ordinance should be read as titled.

The Motion was restated to state, Approve an Ordinance Approving A General Release Between the Village of Sauk Village and Renee Lewis and Isaac Durowade, Kehinde Durowade, Juwerat Feyistan, and Airende Agidigbe

On Roll Call
AYES: Trustees Burns, Coleman, Sapp, Williams
NAYS: Trustees Carter, Johnson
ABSENT: None
Motion Carried

b. Motion to Approve the Ordinance and Water Operator Agreement Between Village of Sauk Village and Great Lakes Community Action Partnership for Water Operator Services

Trustee Johnson moved, and Trustee Carter seconded the motion
On Roll Call
AYES: Trustees Burns, Carter, Coleman, Johnson, Sapp, Williams
NAYS: None
ABSENT: None
Motion Carried

- Motion to Approve the Ordinance for the Levy and Assessment of Taxes for the 2024 Tax Year for the Village of Sau Village

Trustee Johnson moved, and Trustee Carter seconded the motion
On Roll Call
AYES: Trustees Burns, Carter, Coleman, Johnson, Sapp, Williams
NAYS: Trustee Sapp
ABSENT: None
Motion Carried

- Motion to Approve the Resolution to Request Application of Zero Loss and Cost Factor to the 2024 Tax Levies for the Village of Sauk Village, Cook County, Illinois

Trustee Johnson moved, and Trustee Carter seconded the motion
On Roll Call
AYES: Trustees Burns, Carter, Coleman, Johnson, Williams
NAYS: Trustee Sapp

ABSENT: None
Motion Carried

2. PUBLIC COMMENT

- D. Smith spoke to J. Howard's invoices that were presented to Trustees, rather than to Accounts Payable. All invoices should be submitted to the Finance Department as they are public records; He promised to present a medley of the recordings of Mr. Howard's statements later so that it could be heard. Records should be turned over to the Finance Department so that the Trustees abide by the law.
- J. Burns asked if there was a manual illustrating what is determines a timeline for when business is supposed to conducted. He asked other questions but was told that he can only discuss items on the agenda. He changed the direction and asked who was responsible for the taxy levy and receipt of invoices.
    - Mayor Burgess' Responses
        1. He reviewed all comments as comments and not comments.

- The Clerk appealed to the Mayor to revisit the motion to pay Accounts Payable.

- Trustee Burns stated that the Trustees approved the amendments, yet the Mayor would be responsible for lack of payment of Accounts Payable as he failed to call the motion. She spoke of the expectations for mutual respect and the need for prompt levies, audits and budgets, along with discrepancies in actions.
- Trustee Sapp stated her next meeting would be in January
- Trustee Williams stated that Sauk Talk would be published at the first of the month; not vote to approve payment for accounts payable; she asked who received a new laptop. They are trying to pay accounts payable. She asked why we are using Calumet Plumbing more so than Public Works?
- Trustee Coleman remarked that Accounts Payable had not been approved for payment, the next meeting would be in January.
- Mayor Burgess stated that everyone knows what is happening as the majority has control; He reiterated that the meeting on 12/19 was illegal and the Ta

Mayor Burgess asked for a motion Approve Transfers, Payroll and Accounts Payable Distributions in the Combined Amount of $764, ,379.79 and authorize the Finance Department to Remit Payments

Trustee Williams moved and Trustee Burns seconded the motion
On Roll Call
AYES: Trustees: Burns, Johnson, Coleman, Sapp, Williams
NAYS: Carter, Johnson
ABSENT: None
ABSTENTIONS: Trustee Burns

Motion Carried

3. ADJOURNMENT

Mayor Burgess called for a motion to adjourn as a Trustee had left. Trustee Burns moved and Trustee Williams seconded the motion to adjourn the meeting at 9:25 p.m.
On Roll call: Trustees: Burns, Carter, Coleman, Johnson, Sapp and Williams

/s/Marva Campbell-Pruitt /s/ Derrick Burgess