

VILLAGE OF HODGKINS

MEETING OF THE PRESIDENT AND BOARD OF TRUSTEES

March 10, 2014

Meeting called to order: 7:00 P.M.

Those present:

Trustee: Donald Cuttill
Vicky Moxley
Larry Rice
Paul Struve
Hugh Rhodes
Phillip Kringlie

Also Present: John O'Connell, Attorney
Tim Callahan, Attorney
Jim Cainkar, Engineer

Those absent:

President: Noel Cumming
Clerk: Claude Sexton

Don Cuttill called the meeting to order. Deputy Clerk Wells states President Cummings is absent and would entertain a motion to elect a President Pro-Temp for this meeting. Mrs. Moxley motions to elect Mr. Cuttill as President Pro Temp. Second by Mr. Struve. Voting Aye: Mrs. Moxley, Mr. Rice, Mr. Struve, Mr. Rhodes, Mr. Kringlie. Voting Nay: None.

Pledge of allegiance.

Mr. Cuttill asked for a motion to approve the minutes of the regular Board Meeting on February 10, 2014, as recorded by the Village Clerk. Motion to approve by Mr. Rice. Second by Mrs. Moxley. Voting Aye: Mr. Cuttill, Mrs. Moxley, Mr. Rice, Mr. Struve, Mr. Rhodes, Mr. Kringlie. Voting Nay: None.

Mr. Cuttill asked for a motion to file for audit the finance statement for January 2014. Motion to approve by Mrs. Moxley. Second by Mr. Struve. Voting Aye: Mr. Cuttill, Mrs. Moxley, Mr. Rice, Mr. Struve, Mr. Rhodes, Mr. Kringlie. Voting Nay: None.

Mr. Cuttill asked for a motion to approve the payment of bills for the month of February. Motion to approve by Mr. Struve. Second by Mr. Rice. Voting Aye: Mr. Cuttill, Mrs. Moxley, Mr. Rice, Mr. Struve, Mr. Rhodes, Mr. Kringlie. Voting Nay: None.

Mr. Cuttill asked for a motion to approve/deny Resolution #2014-03 requesting \$120,000 for CDBG 2014 Grant Program for 67th Street Lighting Rehabilitation. Motion to approve by Mr. Struve. Second by Mr. Rice. Voting Aye: Mr. Cuttill, Mrs. Moxley,

Mr. Rice, Mr. Struve, Mr. Rhodes, Mr. Kringlie. Voting Nay: None.

Mr. Cuttill asked for a motion to approve/deny awarding bid for 2014 Street Lighting Rehabilitation Phase 4 – Chester Avenue/ Cobb Street to Utility Dynamics Corporation in the amount of \$155,807.50. Motion to approve by Mrs. Moxley. Second by Mr. Rice. Voting Aye: Mr. Cuttill, Mrs. Moxley, Mr. Rice, Mr. Struve, Mr. Rhodes, Mr. Kringlie. Voting Nay: None.

Mr. Cuttill asked for a motion to approve/deny Resolution #2014-04 authorizing revised Emergency Mutual Aid Agreement. Motion to approve by Mr. Struve. Second by Mr. Rhodes. Voting Aye: Mr. Cuttill, Mrs. Moxley, Mr. Rice, Mr. Struve, Mr. Rhodes, Mr. Kringlie. Voting Nay: None.

Mr. Cuttill asked for a motion to approve/deny Ordinance #14-02 amending the Village Code of the Village of Hodgkins by adding Title 3, Chapter 10 titled “Licensing of Multi-Family Dwellings”. Mr. Struve asked for this to be tabled. Everyone agreed.

Mr. Joe Lightcap asked to go into a Public Hearing regarding the 2014 Budget. Mr. Cuttill made a motion to go into a Public Hearing at 7:10 p.m. Second by Mrs. Moxley. Voting Aye: Mr. Cuttill, Mrs. Moxley, Mr. Rice, Mr. Struve, Mr. Rhodes, Mr. Kringlie. Voting Nay: None.

Mr. Lightcap stated the Village published the 2014 Budget in the Life Newspaper and asked the public if there were any questions.

Mr. R.V. Millsap of 6604 Wenz asked what the annual income of the Village was. Mr. Lightcap responded approximately \$10,600,000. This is less than the budget but the revenues amount is a conservative amount. Mr. Ron Sneed, of 6504 Chester Avenue asked if this budget is more or less than last year. Mr. Lightcap responded it is \$1,400,000 less than 2013. Mr. Sneed also asked if the TIF was over? Mr. Struve noted the TIF for the shopping mall was over on December 31, 2013 and instead of using TIF for certain expenses, now the Village is dependent on the sales tax generated by the mall. This is why the revenues were on the conservative side.

Mr. Cuttill made a motion to close the Public Hearing. Second by Mrs. Moxley. Voting Aye: Mr. Cuttill, Mrs. Moxley, Mr. Rice, Mr. Struve, Mr. Rhodes, Mr. Kringlie. Voting Nay: None. Closed at 7:14 p.m.

Mr. Cuttill asked for a motion to approve/deny Ordinance #14-03 approving the 2014 Budget. Motion to approve by Mrs. Moxley. Second by Mr. Struve. Voting Aye: Mr. Cuttill, Mrs. Moxley, Mr. Rice, Mr. Struve, Mr. Rhodes, Mr. Kringlie. Voting Nay: None.

Mr. Cuttill asked for a motion to approve/deny the Redevelopment Agreement for Ben Shipper. Attorney O’Connell asked to give an explanation. This is a redevelopment agreement explanation with Mr. Shipper. His company name for the purpose of this agreement is Bear Real Estate LLC. Development of a 3 acre parcel signifies the

removal of the commercial blight on the east side of East Avenue. They (Bear Real Estate) have provided for 2 phases for this redevelopment. The first phase will include the transfer of the Hilltop property to Bear Real Estate, being 1.4 acres. The Village demolished the old Hilltop building and additional buildings. In addition the Village brought in a storm sewer system and put in a major retaining wall, necessary for any business to be installed at this location. Phase 2 will be the redevelopments including the Ainscough property and the current Mance's Pub & Hotel.

For phase 1, the cost to the Village was \$878,516.00. This included the demolition of the Hilltop property and other building and incidentals the Village has repaired. Phase 2's cost is \$871,000.00. The total of this entire redevelopment project is \$1,750,000 that has been put toward this project. They will convey to Mr. Shipper the cost for the Hilltop property or Phase 1 to be sold for \$10 to them. To help with these costs, we (the Village) has set up a new tax increment district including this property that should cover these costs. It will last 21 years and should eventually reimburse the Village for these costs. For Phase 2 Mr. Shipper will pay the Village \$500,000. Trustee Kringlie asked if the funds generated for this project had been from the first TIF that is now over. Attorney O'Connell stated fortunately the monies from TIF 1 had the residual for this project. There were no bonds issued for this project we are simply starting from scratch.

Attorney O'Connell informed the Board this is the Village's proposal that he will be submitting to Mr. Shipper. It should be noted this might be subject to some changes after it is reviewed by Mr. Shipper's and his attorney.

Motion to approve the Redevelopment Agreement for Ben Shipper by Mr. Rhodes. Second by Mr. Rice. Voting Aye: Mr. Cuttill, Mrs. Moxley, Mr. Rice, Mr. Struve, Mr. Rhodes, Mr. Kringlie. Voting Nay: None.

Attorney O'Connell asked to table the proposed lease for Advantage Chevrolet regarding 6825 Santa Fe Drive.

Report from Village Engineer, Jim Cainkar

No Report.

Report from Village Attorney, John T. O'Connell

Some activity is going on at Midwest Cargo which is located off of 75th Street . This property was originally owned by Horizon Trucking. Midwest Cargo is partnered with Ryder Truck Co and U.S. Oil and will be presenting plans to the Village for a natural gas facility on this property in the near future.

Report from Chief of Police, Ernest Millsap

Mrs. Jackie Warkentein has completed her probationary period in the Police Department and is working out wonderfully.

Chief Millsap noted ½ of the Police Officers have attended to carry concealed weapon training being hosted by McCook.

Mrs. Elaine Thompson is hosting a luncheon with a sale of jewelry and other items on Wednesday at the Village Hall and all proceeds will be donated to St. Judes.

The Chief also noted last week there were problems throughout the Village on telephone land lines due to work being done at the northeast corner of LaGrange Road and Joliet Road. All problems have been corrected.

Report from Superintendent of Public Works, Jack Scott

Mr. Scott noted in earlier winter seasons there were eight employees in public works that would do the snow plowing. Currently now there are five. He wanted to commend them on a job well done.

Report From Building Inspector, Tim Kovel

Mr. Kovel reports the conveyor belt and the fuel station at UPS are on schedule.

Ettleson is trying to catch up with the warmer weather.

The sale of Parkview Mobile Home Park is still in very early stages.

Report from Code/Life Safety Officer, Dan Tholotowsky

Mr. Tholotowsky reports there are still residents moving into Valley Oaks Mobile homes without work being done to make the homes habitable and no permits have been requested.

Some residents in Parkview Mobile Home Park are very concerned with the sale of the Park, with the sewer system in the park and several other issues. Mr. Tholotowsky mentioned he has received several calls with residents regarding their issues.

In regards to Lenzi Avenue Mr. Tholotowsky noted he had to return five times for the same inspection, this brings up questions regarding man hours and inspection costs that are being generated by the landlords.

Committee Reports:

Finance Committee, Vicky Moxley, Chairman

Mrs. Moxley stated there were no meetings. However she mentioned Mrs. Salerno is consolidating five accounts into one at the State Bank of Countryside. These accounts are not generating any interest and therefore will be put into an account for the East Avenue project funds, TIF 3 projects. This will be put into an account at Republic Bank.

Public Works Committee, Philip Kringlie, Chairman

Mr. Kringlie commended Public Works for the great job they have done regarding snow clean up. There are still more operating procedures to be reviewed regarding public works that he would like to update them in the future.

He also mentioned all the water heaters in the Village Hall have been replaced and there should be hot water in all bathrooms and kitchens.

The Communicator was sent out and everyone should have received them by now and there was an ad in there regarding a position for the Laundromat on East Avenue as public works is still doing the cleaning at the Laundromat.

Building Committee, Paul Struve, Chairman

Mr. Struve stated before the Board Meeting there was a meeting regarding an ordinance about multiple dwellings within the Village but nothing was finalized and changes and adjustments need to be made.

Information has been picked up at the Village Hall regarding the sale of the property at 6500 Chester Avenue.

Water Committee, Philip Kringlie, Chairman

Mr. Kringlie stated the new software for the water department is 80% to 90% completed and it should be up and running very soon. Currently they are reviewing options to move the water reporting system to the Village Hall.

Also as the weather starts to break they are hoping to begin the work regarding the repairs to the River Road water main project and the sewer system on Cobb and Kimball Avenues.

Police Committee, Hugh Rhodes, Chairman

Mr. Rhodes stated he will be having a meeting with the Chief in the new future.

There will be another bargaining committee meeting at 9:30 a.m. on Tuesday.

9-1-1 Committee, Larry Rice, Chairman

No Report

Zoning Committee, Larry Rice, Chairman

No Report.

E.S.D.A. Committee, Paul Struve, Chairman

No Report. He does however intend to have a meeting sometime this month.

Public Relations Committee, Donald Cuttill, Chairman

The next aging well meeting will be held on the 19th in the board room at 10:00 a.m. An appraiser is scheduled to attend to review small items.

Health, Safety & Human Resource, Vicky Moxley, Chairman

No Report

Old Business

New Business

Comments from the Audience

Adjourned: 7:45 P.M.

Claude Sexton, Clerk by
Sharon Wells, Deputy Clerk

Date Passed:

Voting Aye:

Absent:

Voting Nay:

Abstain: