

Governor Pritzker has issued Executive Order No. 2020-07, which suspends the requirement of the Open Meetings Act that members of a public body be physically present at meetings of the public body, and the limitations of the Open Meetings Act as to when members of a Public body may participate in meetings of the public body remotely.

Participation for the Board Meeting was posted: 605-313-5086 Access Code: 289270#

**VILLAGE OF HODGKINS
MEETING OF THE PRESIDENT AND VILLAGE BOARD
February 8, 2021**

Meeting called to Order 7:00 p.m.

Those Present:

President: Noel Cummings

Trustees: Tim Kovel

Vicky Moxley

Larry Rice

Paul Struve

Dominic Misasi

Lida Mills

Attorneys': John O'Connell

Pat Rogers

Pledge of Allegiance

Motion to approve Minutes of the Regular Board Meeting on January 11, 2021 as recorded by the Village Clerk. Motion to approve minutes of the January 11, 2021 Board meeting was made by Mr. Rice. Second by Mr. Misasi. Voting Aye: Mr. Kovel, Mrs. Moxley, Mr. Rice, Mr. Struve and Mrs. Mills. Voting Nay: None

Motion to File for Audit the Finance Statement for December 2020. Motion to file for Audit Finance Statement of December 2020 was made by Mrs. Moxley. Second by Mr. Rice. Voting Aye: Mr. Kovel, Mrs. Moxley, Mr. Rice, Mr. Struve and Mrs. Mills. Voting Nay: None

Motion to approve Bills as submitted for the Month of January 2021. Motion to approve the January 2021 bills was made by Mr. Struve. Second by Mr. Kovel. Voting Aye: Mr. Kovel, Mrs. Moxley, Mr. Rice, Mr. Struve and Mrs. Mills. Voting Nay: None

Motion to approve/deny Intergovernmental Agreement between the Village of Hodgkins, the Hodgkins Park District and the Hodgkins Library District for landscaping maintenance for 2021. Motion to approve Intergovernmental Agreement was made by Mrs. Mills. Second by Mr. Rice. Voting Aye: Mr. Kovel, Mrs. Moxley, Mr. Rice Mr. Struve and Mrs. Mills. Voting Nay: None.

Motion to approve/deny New Police Officer's Eligibility list, effective February 9, 2021 to February 8, 2023. Motion to approve New Police Officer's Eligibility List was made by Mrs. Mills. Second by Mr. Rice. Voting Aye: Mr. Kovel, Mrs. Moxley, Mr. Rice, Mr. Struve and Mrs. Mills. Voting Nay: None

Motion to approve/deny initiating background checks for up to three (3) Probationary Police Officers to replace recent retirees. (Officer Beyer, Officer Piotrowski and Lt. Cepelcha) A motion to approve initiating background checks for up to three (3) Probationary Officers was made by Mrs. Mills. Second by Mr. Rice. Voting Aye: Mr. Kovel, Mrs. Moxley, Mr. Rice, Mr. Struve, and Mrs. Mills. Voting Nay: None

Motion to approve/deny authorizing the Civil Service Board to Initiate the testing process to establish both a new Lieutenant list and a new Sergeant list. Motion to approve authorization for the Civil Service Board to initiate the testing process for Lieutenant and Sergeant was made by Mr. Rice. Second by Mrs. Mills. Voting Aye: Mr. Kovel, Mrs. Moxley, Mr. Rice, Mr. Struve and Mrs. Mills. Voting Nay: None

Motion to approve/deny Resolution #2021-02 to comply with IDOT regulations regarding highways/right of ways. Motion to approve Resolution #2021-02 was made by Mr. Misasi. Second by Mr. Struve. Voting Aye: Mr. Kovel, Mrs. Moxley, Mr. Rice, Mr. Struve and Mrs. Mills. Voting Nay: None

Motion to approve/deny Ordinance #21-03 amending Chapter 2: "Multiple Family Rentals" of Title 4 "Business Regulations" of the Village Code of the Village of Hodgkins. Motion to Table Ordinance #21-03 to the March Board Meeting, per Attorney Rogers recommendation for further review was made by Mr. Kovel. Second by Mrs. Moxley. Voting Aye: Mr. Kovel, Mrs. Moxley, Mr. Rice, Mr. Struve and Mrs. Mills. Voting Nay: None

Report from Village Engineer, Jim Cainkar:

Absent- No Report

Report from Village Attorney, John O'Connell:

Mr. O'Connell reported Beaver Oil representatives were met with, and the EPA application was reviewed. They are in compliance with all EPA guidelines. Beaver Oil is interested in purchasing some of the property on Lenzi Ave. \$9.00sq foot seemed like a fair value per the appraiser Kathy Dart. There is no contract at this time. The 63,000 square feet will house a building to house operations and demolish another portion and create parking. Trustees do not want to expand the Oil operation at this time, but are ok with an office building and area for additional truck movement. Mr. Rogers clarified that it will be a reconfiguration of the property.

-Mr. Rogers explained a property survey has been provided to Beaver Oil.

-The application is in review. All information has been provided to IEPA and everything is presented. MWRD has also been contacted and once application is submitted MWRD no longer has anything to do with the process.

-Consensus to allow Attorney's O'Connell and Rogers to prepare a contract and closing documentation to sell 63,000 square feet of Lenzi Avenue property to Beaver Oil. Voting Aye: Mr. Kovel, Mrs. Moxley, Mr. Rice, Mr. Struve, Mr. Misasi and Mrs. Mills

-Bank of New York is the Trust for the TIF districts. TIF #4 has available \$511,165.33 from the Special Tax Allocation Fund. This money can only be used in 3 ways: 1.) Spend in TIF #4. 2.) Village can declare a surplus and it would be given back to the taxing bodies 3.) Put into separate account to retire bonds retiring in 2027.

-There is the possibility of turning the Blue Nose property into a Cannabis facility. Mr. Peter Rafael, Mrs. Salerno and Mr. O'Connell spoke and suggested the money be held in reserve in case anything is needed to enhance the revenue generation for TIF 4.

- There is also \$366,300.00 from a Sales Tax Fund that can be used for general purposes. This money will be added to the Corporate Fund. Mr. O'Connell clarified this is different than the Home Rule tax, which is used for infrastructure.

-Mr. O'Connell asked for a motion to release the \$511,165.33 and \$366,300.00. Motion to approve the release of the money made by Mr. Struve. Second by Mr. Misasi. Voting Aye: Mr. Kovel, Mrs. Moxley, Mr. Rice, Mr. Struve, Mr. Misasi and Mrs. Mills. Voting Nay: None

-Lone Star Property update: Binny's Beveridge is interested in the site if more parking is available. Former Plans from Target were reviewed with them, but they are not interested at this time, in doing any reconstruction of the area. Mid-America-CALSTARS was contacted to see if they can work with the Village to redevelop the site. Possibility of relocating the roadway to the West of Lone Star to develop parking for Binny's was discussed. Dick Spinel, CEO of Mid-America was contacted and feels the plan may have merit. The village would then possibly pay ½ the cost of Lone Star. Duke Tron is the owner of the Lone Star property. Binny's is still interested. Mid-America works with the Broker of Binny's. Trustee's had question's regarding moving the roadway and its effects on the State's road widening and the entrance/exit of the mobile home park. 20,000 square feet of area is needed for parking. Lot configuration can also be looked into. This will go to Committee when needed. There are no objections from Trustees at this time.

-Mid-America's lease with Kohl's is expiring. Mid-America is looking to get a 10-year extension. They would like to bring in Sephora to the Kohl's store, which would generate an additional 10% revenue. Kohl's will be discussing this.

-Aldi demolition will be starting February 22, 2021.

-Ross project is in the final stages of negotiations.

-Valley Oaks: The Village submitted a proposal to Guy Kornblum of Valley Oaks a price of \$8.00 per square foot. Value of Mobile Home Park's is figured on basis of income vs. cost incurred. The Village would convey the property on Lawn Avenue to Valley Oaks. An attractive Fence with Landscaping would need to be placed from Village Property to Mobile Home Park. The Village will try and get a rendering of what the fencing/ Landscaping would look like. Both sides will bring numbers back and negotiate. Mr. Struve is concerned about liability related to water and sewer lines that go into the park and dedicating this to the Mobile Home Park. Mr. Cainkar will be brought into this issue for further discussion and review. The only reason the park would allow to be expanded, is because there is no other use found for this property. 23,000 square feet of property is available.

-The owner of the AMC building has reported AMC is in default. Paperwork is being done to resolve the default. No further info available.

Report from Village Attorney, Pat Rogers:

Mr. Rogers reported there is a Memorandum of understanding with Oak Lawn Dispatch. This is anticipated by the March Board Meeting.

-COVID impact on Restaurants and Bars was discussed. Buck's and Apple Bees have been contacted. Stephan Grill was contacted and the owner stated "Please use this money to help someone that needs it" they do not want to participate. It will then be decided what can be done to help out the businesses.

Report from Building Inspector, Matt Struve:

Mr. M. Struve reported Midwest Industrial Funds has been contacted and Power Stop is interested in occupying 6620 River Road. They are in the process of submitting plans for review.

-Pre-Sale inspections in the Mobile Home Parks have been done.

-6506 Chester is up for sale, and there will be a pre-sale inspection done.

-Zoning Committee is finishing up the Zoning Code revision.

--Occupancy Inspections for business is being done.

-Valley Oaks would like to bring in some new Mobile Homes once the weather breaks.

-Outstanding permits are being cleaned up.

-Thanked Mr. Tholotowsky for his hard work on the Master Address filing system.

Report from Code/Life Safety Officer, Dan Tholotowsky:

Mr. Tholotowsky reported Alexander Valdez from Konnect Transport was supposed to come on for the meeting. Mr. Valdez did present himself into the meeting at 7:18pm, but was no longer on the call for the meeting. Looking for an informal discussion so they can get a business license.

-Working on Master Address File

-Assisting with business license issues. Mrs. Filkins is doing a fine job with the business license.

-Zoning updates received from Mr. Piccolo. These will be reviewed. In the future a Public Forum will be done regarding these updates.

-Meeting with Mr. Rogers, Mr. M. Struve and Mrs. Filkins to discuss outstanding business licenses.

Report from Chief of Police, Ernest Millsap:

Chief Millsap reported Oak Lawn dispatch needs to be responded by February 19, 2021.

-Authorization to give permission to Attorney Rogers, Mr. Rice, Chief and Deputy Chief the authority to review the documentation for the Memorandum for Oak Lawn Dispatch and if guidelines are met Attorney Rogers can proceed with the documentation. Motion to authorize made by Mr. Struve. Second by Mrs. Misasi. Voting Aye: Mr. Kovel, Mrs. Moxley, Mr. Rice, Mr. Struve, Mr. Misasi and Mrs. Mills. Voting Nay: None

-There were three recent retirements. Officer Piotrowski, Officer Beyer and Lt. Ceplecha.

-Civil Service Board met to approve the new patrol officer eligibility list, which was voted on and passed tonight.

-Civil Service will be meeting Wednesday to discuss promotional testing.

-A reverse 911 call will be going out to discuss the unemployment scam that has been going on throughout the state.

Committee Reports:

Finance Committee, Chairman, Vicky Moxley

No Report

Public Works Committee, Chairman, Dominic Misasi.

Mr. Misasi reported Public Works has been very busy with snow plowing and maintenance.

-Mr. Cainkar was contacted regarding light pole inspections on an annual basis. He believes this is a good idea, so the process will be put in to place with Public Works Foreman, Mr. Jody Kovel.

Building Committee, Chairman, Tim Kovel

Mr. Kovel reported Midwest Industrial Funds would like to tie two buildings together with a temporary structure. The Fire Department has approved, but plans need to be submitted.

-Mr. Kovel would like UPS security needs to be enhanced. The Village has contacted UPS and would like to schedule a meeting.

Water Committee, Chairman, Dominic Misasi

Mr. Misasi reported no issues at this time.

-SCADA system upgrades will cost about \$16,000.00.

Police Committee, Chairman, Larry Rice

No report at this time.

Zoning Committee, Chairman, Paul Struve

Mr. Struve reported a preliminary meeting will be held with Building Committee Members. This will be presented to Mr. Piccolo for final adjustments.

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

No Report

Public Relations Committee, Chairman, Lida Mills

Mrs. Mills reported there will be an Aging Well Meeting in March. Capacity will be limited.

-There was a 125th Anniversary/Picnic Meeting. Hopefully the picnic will go on COVID pending.

-Village workers are doing a good job keeping the streets clean.

Health, Safety & Human Resources Chairman, Vicky Moxley

Mrs. Moxley reported COVID vaccines are becoming available, so schedule through the County Website when available.

Comments from the Audience:

Old Business: None

New Business: None

Motion to adjourn the meeting at 8:06 p.m. was made by Mrs. Moxley. Second by Mr. Rice
Voting Aye: Mr. Kovel, Mrs. Moxley, Mr. Rice, Mr. Struve, and Mrs. Mills. Voting Nay: None

Signed: Stephanie Gardner
Stephanie Gardner, Village Clerk

Date Approved: 3/8/2021

Ayes: 6

Nays: 0

Absent: 0

Abstain: 0