

BEFORE THE BOARD OF TRUSTEES
VILLAGE OF HODGKINS, ILLINOIS

Public Hearings were held in the
Hodgkins Village Hall, 8990 Lyons Street,
Hodgkins, Illinois, commencing at 6:00 o'clock
p.m. on the 13th day of June 2022, regarding
Beaver Oil, LLC d/b/a Circon Environmental, LLC
and the Hodgkins Community Center.

APPEARANCES:

MS. VICKY MOXLEY, Chairperson
MR. DOMINIC MISASI, Trustee
MR. LARRY RICE, Trustree
MR. TIMOTHY KOVEL, Trustee
MS. JOREA TOURANJEAU, Trustee
MS. LIDA MILLS, Trustee
MS. STEPHANIE GARDNER, Clerk
MR. JOHN O'CONNELL, Board Attorney
MR. PAT ROGERS, Board Attorney
MR. ERNEST MILLSAP, Chief of Police

REPORTED BY LYN DOERING, CSR.

1 TRUSTEE MOXLEY: Meeting called to
2 order. This is a hearing, a public notice for two
3 hearings tonight to take place at the Village of
4 Hodgkins, two separate hearings on June 13, 2022
5 at 6:00 p.m. at the Village Hall located at 8990
6 Lyons Street, Hodgkins, Illinois.

7 Hearing No. 1, the Village Board will
8 receive public comment pertaining to actions
9 seeking to impose a user fee on Beaver Oil, LLC
10 d/b/a Circon Environmental, LLC at 6037 Lenzi
11 Avenue relating to the Metropolitan Reclamation
12 District Environmental Waste Water Ordinance.

13 Mr. Rogers, would you like to speak to
14 that?

15 Before you do that, let's do an
16 attendance.

17 CLERK GARDNER: Mrs. Moxley?

18 TRUSTEE MOXLEY: Present.

19 CLERK GARDNER: Mr. Kovel?

20 TRUSTEE KOVEL: Present.

21 CLERK GARDNER: Mr. Rice?

22 TRUSTEE RICE: Present.

23 CLERK GARDNER: Mr. Touranjeau?

24 TRUSTEE TOURANJEAU: Present.

1 CLERK GARDNER: Mr. Misasi?

2 TRUSTEE MISASI: Present.

3 CLERK GARDNER: Mrs. Mills?

4 TRUSTEE MILLS: Present.

5 MR. ROGERS: Good evening, folks.

6 My name is Pat Rogers. I am here this evening to
7 start off the proceedings concerning the
8 imposition of a user fee on Beaver Oil.

9 As you know, Beaver Oil is located north
10 of the Village Hall up on top of the hill. And
11 they are presently required to provide the MWRD,
12 the Metropolitan Water Reclamation District, a fee
13 to process water to ultimately get it back out
14 into Lake Michigan.

15 And as part of the MWRD procedures there
16 is a requirement that a local official, a local
17 representative of our water department, would be
18 also involved in verifying the amount of gallons
19 that are going to be leaving the plant and
20 ultimately get out into Lake Michigan.

21 And the statute, as it presently is
22 constituted, allows for the homesite of, in this
23 case Beaver Oil, to impose it but neighboring
24 communities are not allowed to do so.

1 Later on this evening, after we hear
2 some public comment, if we do, we will have an
3 ordinance before the Board, wherein a 1/2 cent per
4 gallon would be imposed on each gallon that is
5 treated and sent out to the MWRD.

6 At this point I will defer to John
7 O'Connell.

8 MR. O'CONNELL: Sorry for the
9 delay.

10 I am not sure if Pat gave a history of
11 where this came from, this ordinance came from.
12 Was there a history given?

13 TRUSTEE RICE: No.

14 MR. O'CONNELL: So in 2010 the MWRD
15 enacted what they call an Environmental Waste
16 Removal Ordinance.

17 Up until this time we are not sure how
18 or if untreated chemical waste, water waste, oil
19 waste was distributed. It may have just gone
20 through the sewers but it was bad.

21 So they came up -- The MWRD came up with
22 this ordinance, that required the three different
23 forms of waste, A, B and C.

24 We focused on Beaver Oil because they

1 treat B and C. They don't treat A. A is a
2 chemical contaminant that they don't deal with.

3 But they came up -- They, MWRD, came up
4 with a whole methodology of how these different
5 waste oils, extractions, would be broken up so
6 that -- and they are pretreated -- so that the
7 user, in our case Beaver Oil, they would be able
8 to discharge these former contaminants into the
9 sewer system that goes to Stickney, and from
10 Stickney it was treated some more, and then was
11 let out into Lake Michigan.

12 So this has been going on for 12 years.
13 We got familiar with it recently.

14 There is a provision in there that
15 mandates that the municipality certify that all
16 the steps taken by the user, in this case, our
17 case, Beaver Oil -- they may also be other large
18 companies that do the same thing. We are not
19 sure.

20 But we have an obligation as a
21 municipality to oversee and certify that the
22 discharge that is being submitted into the sewer
23 system has met all the requirements of the Act.
24 So this is a good thing for the Village. It's a

1 good thing for the region.

2 And to Beaver Oil's credit they have
3 been delivering. It was their idea that we look
4 into that user fee.

5 So I know we have people in the
6 audience. The ordinance itself has been prepared.

7 Has it been distributed, Steph?

8 CLERK GARDNER: Yes.

9 MR. O'CONNELL: It's pretty
10 straightforward. I can read it.

11 Why don't I read it and then maybe
12 somebody from the audience has something to say.

13 Okay. So this is Ordinance 22-07 and
14 it's an ordinance to provide for a municipal user
15 fee on waste water discharge in compliance with
16 the Environmental Remediation Waste Water
17 Ordinance enacted by the Metropolitan Water
18 Reclamation District of Greater Chicago.

19 So whereas, on February 18, 2010, the
20 Metropolitan Water Reclamation District amended
21 the Environmental Remediation Waste Water
22 Ordinance to regulate and control the quality and
23 quantity of environmental remediation waste water
24 from the combined sewer areas in the sewer systems

1 and water reclamation plants under the
2 jurisdiction of the MWRD.

3 And where every person who is identified
4 as a user, whose business model includes
5 collecting and pretreating environmental
6 remediation waste water and then discharges such
7 environmental waste into the sewer system, must
8 comply with the district ordinance.

9 And whereas, prior to such discharge
10 such user must receive a special discharge
11 authorization or SDA from the District.

12 Whereas, each user must complete and
13 submit to the District a Special Discharge
14 Authorization Request called, SDR, providing
15 details of sampling and analysis as to what is
16 being discharged and other informational
17 requirements needed by the District.

18 And whereas, Section 4 of the District
19 Ordinance states that SDRs shall be reviewed by
20 the municipality or other unit of local government
21 having jurisdiction over the geographical location
22 for which the SDA is requested and must be
23 certified acceptable to such municipality or other
24 unit of local government prior to submittal to the

1 District.

2 Now, therefore, be it ordained by the
3 President and Board of Trustees for the Village of
4 Hodgkins that the following be enacted:

5 That the Village appoint a member of the
6 Water Department (call them Village
7 Official) to meet with each user doing
8 business in the Village and familiarize
9 himself with the elements of the SDAR
10 and what issues he must take into
11 consideration prior to the
12 certification, as set forth in Section 4
13 of the District Ordinance.

14 Section 2: That each user within the
15 Village shall assist the Village
16 Official in the implementation of
17 Section 4 pursuant to the District
18 Ordinance.

19 And Section 3: That a user fee in the
20 amount of 1/2 of a penny per gallon of
21 all discharges pursuant to the Special
22 Discharge Authorization shall be imposed
23 on each User. Calculations shall be
24 based on the gallonage pursuant to the

1 meters at every outfault located on the
2 User's property.

3 So that's the ordinance. Most of it was
4 taken from the Metropolitan Water Reclamation
5 District.

6 But again, our involvement is set forth
7 in the District and it's a little late but at
8 least we now have a role and as part of that role
9 we are requesting that there be a 1/2 a penny per
10 gallon. I think they are looking at about
11 30 million gallons this year.

12 So it's not a money raising ordinance.
13 It's a user fee based on what we'll be doing.

14 Any questions?

15 Pat, I should have let you keep going.

16 Well, if there are no further questions
17 this will come up at the regularly-scheduled Board
18 meeting tonight.

19 TRUSTEE MOXLEY: So Hearing No. 2,
20 as publicized in the DesPlaines Valley News, the
21 Village Board will receive public comment
22 pertaining to the future of the Hodgkins Community
23 Center located at 6511 Kane Avenue, included but
24 not limited to the demolition of the said

1 structure.

2 MR. O'CONNELL: You know, if I
3 could just say, this won't be the only night we
4 have this but we have -- I know there are certain
5 residents that are out of town that would like to
6 participate in this discussion. So I mean, we can
7 talk about it now, but I don't really want this to
8 be the last discussion of this matter. So the
9 matter is not going to be finished tonight.

10 Any questions?

11 TRUSTEE MOXLEY: So one of the
12 reasons why we are having this discussion
13 tonight -- and it's also going to be in our
14 Communicator -- is that our old Firehouse, which
15 at one point was our Village Hall and now is our
16 Historical Society, is in need of significant
17 repairs to the ceiling, to the roofing structures,
18 and you know, there is a lot of heating bills that
19 are very significant that we have been incurring.

20 And so one of the questions was, do we
21 maintain this building, do we improve it, do we
22 keep it as a historical monument in the town, is
23 there value in putting that money into it, or is
24 there more value in using that money elsewhere and

1 removing the building.

2 So because there is some Village
3 sentiment to it -- you know, people have gotten
4 married there, people have had parties there,
5 again like I said, it was our Village Hall, it was
6 our Firehouse -- so there is a lot of Village
7 sentiment to maintaining the building.

8 I just want to make sure that everybody
9 is aware of the significant costs that could be
10 incurred in the maintenance and upkeep of the
11 building as well. So that's why we wanted to make
12 sure that we had opportunities for the public to
13 express their wishes, desires, feelings about what
14 we do this with this building.

15 It was also in the past we had -- Was
16 there a referendum that we had?

17 CHIEF MILLSAP: Yeah, it was a
18 referendum.

19 TRUSTEE MOXLEY: We did have a
20 referendum in the past on deciding whether we keep
21 the building or not and at that time the public
22 sentiment was to keep the building.

23 So now, we are in 2022 and trying to
24 figure out if we are going to keep the building

1 and if we are going to have a tornado warning at
2 this point.

3 MR. ROGERS: This is Patrick Rogers
4 again.

5 I don't think we can add anything. As
6 John had indicated earlier, there are a number of
7 individuals that wish to address the Board, but I
8 think it's important for the public hearing that
9 we had previously scheduled to at least note what
10 the projected costs are.

11 And I know that Trustee Moxley has
12 indicated they are substantial but I just want to
13 note for the record the roof replacement would be
14 roughly \$80,000, the maintenance, the heating, air
15 conditioning replacement would be roughly \$50,000,
16 and then the building exterior, tuckpointing,
17 sealing the building itself, would be another
18 \$50,000.

19 So for a ballpark figure we are talking
20 roughly about \$180,000 to put that building into
21 repair and I think that needs to be included in
22 part of the public hearing.

23 TRUSTEE MOXLEY: Thank you,
24 Mr. Rogers.

1 Anybody in the audience?

2 Please come up.

3 MS. MILLSAP: Joan Millsap. I want
4 to ask how long ago was the last repairs on the
5 building? I am curious, how long ago did we
6 repair the building, so how long have those
7 repairs lasted?

8 MR. O'CONNELL: Do you know?

9 TRUSTEE RICE: No, I don't know.

10 TRUSTEE MILLS: There were repairs
11 done when it became the Village Hall.

12 TRUSTEE MISASI: Didn't we do some
13 roof repairs just a couple years ago? We did some
14 patching, when Matt looked at the roof, and at
15 that time they decided only to do some patching.

16 And then we were going to look into the
17 cost of redoing the roof and that's when this
18 number came up. So that's been just a couple
19 years ago that the roof was --

20 MS. MILLSAP: Patched.

21 TRUSTEE MISASI: -- patched.

22 MS. MILLSAP: So it could be 25
23 years ago that it was all more or less, like,
24 remodeled?

1 TRUSTEE KOVEL: Well, yeah, they
2 did remodeling stuff. That was years ago, quite a
3 few years ago.

4 TRUSTEE MILLS: When it became the
5 Village Hall.

6 MS. MILLSAP: So it's possible you
7 spend the 200,000 and in 25 years you have it last
8 another 25 years.

9 I think it's worth keeping our
10 historical building in our Village. We don't have
11 very many and I think it's very important that we
12 keep something. Thank you.

13 MR. MILLSAP: Vern Millsap.

14 I know for a fact the heating/air
15 conditioning system is only eight years old. Hot
16 water heater is less than that.

17 The Village spent a lot of money in
18 2012. We redid it all, put them fancy cases in
19 there, we did the floor in the garage. At that
20 time it was really looking good. That was ten
21 years ago.

22 You guys have been in here since 2010;
23 right?

24 MR. O'CONNELL: Yeah, May of 2010.

1 MR. MILLSAP: That was when it was
2 decided to do all that back then. That's when the
3 new heating and air conditioning went in.

4 TRUSTEE MOXLEY: Thank you.
5 Anybody else?

6 CHIEF MILLSAP: Well, we might as
7 well make it a triple. I am Ernest Millsap.

8 Any Village-owned business -- or
9 building that's over 50-years old can be, from
10 what I have read, declared a national landmark.

11 And with that status, being that you
12 could make that a historical district, including
13 the school, and there are grants available for
14 municipalities that would match it dollar for
15 dollar from the State.

16 And I think that maybe a meeting with
17 the Historical Society and Sue Cappa and that
18 group, with some of the Board Members, could help
19 with this decision you guys are going to make in
20 the near future.

21 I too hope that we choose to save the
22 building. Thank you.

23 TRUSTEE MOXLEY: Thank you.

24 TRUSTEE RICE: We have had a lot of

1 meetings there, we have had a lot of dances there,
2 we have had a lot of helpful dinners.

3 And to -- Just to tear it down right now
4 or thinking about it or whatever, I think there's
5 a lot of people in here that really want to keep
6 it, for awhile anyhow. It's been there. So I
7 think there's a loss of history there.

8 And I was talking to Ernie earlier that
9 I guess the roof at one time was a regular gable
10 roof and then they put a flat one on there. It
11 burned down to the ground and we rebuilt it again.

12 So it's like Joan, Mrs. Millsap, said,
13 we have very few monuments here left so -- and
14 they are all going fast.

15 So that's the way I feel about it right
16 now.

17 TRUSTEE KOVEL: That's the reason
18 we are having a discussion. That's why we are
19 having this discussion.

20 There is nothing being done tonight. We
21 are not tearing it down or doing anything. It's a
22 matter of discussion. We wanted to get the
23 audience, public opinion on it. We've got some
24 opinion.

1 So this is something we are going to end
2 up having to table and bring up a later date. At
3 that point, if there are more people that are not
4 in town at this time, we will have to discuss it
5 again. I think we should revisit this at another
6 time.

7 MR. O'CONNELL: At the very least,
8 instead of adjourning the public hearing, continue
9 it to the call of the chair.

10 TRUSTEE MOXLEY: I think that's a
11 very good idea. Thank you very much.

12 You know, I know, like I said, the
13 historical significance of the building and I know
14 there's a lot of sentiments involved. Hopefully
15 there will be a very nice report in the
16 Communicator so that the people can understand how
17 long the building has been there, what it's been
18 used for.

19 I saw pictures throughout the years. It
20 was a school. We had pictures of it. Thank you
21 for sending those.

22 So I know that we don't have a lot of
23 hysterical monuments in town and I think I am in
24 favor of keeping it as well and hopefully doing

1 something more with it. Instead of it being open
2 so sporadically maybe we can generate more use for
3 it so that it has more value.

4 Anybody else want to chime in with their
5 opinions?

6 Okay. Well, if nobody else has anything
7 that they would like to speak to this topic we are
8 going to close -- we are going to adjourn -- or
9 what do we do? Keep it open?

10 MR. O'CONNELL: We will close the
11 first public hearing dealing with the user fees
12 and we will recess the public hearing on the
13 building until the call of the ship.

14 TRUSTEE MOXLEY: That's what we are
15 going to do and everybody will have a little break
16 before our Village meeting starts at 7:00. So
17 that concludes this meeting.

18 CLERK GARDNER: 6:22, we are done.

19 (Proceedings recessed at
20 6:22 p.m.)

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I, LYN DOERING, Certified Shorthand Reporter and Notary Public in and for the State of Illinois do hereby certify that the foregoing proceedings were reported stenographically by me, was thereafter reduced to a printed transcript by me, and constitutes a true record of the testimony given and the proceedings had;

That I am not a relative or employee or attorney or counsel, nor a relative or employee of such attorney or counsel for any of the parties hereto, nor interested directly or indirectly in the outcome of this action.

IN WITNESS WHEREOF, I do hereunto set my verified digital signature at Chicago, Illinois, this 28th day of June, 2022.



Certified Shorthand Reporter
State of Illinois
CSR License No. 084-003037

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