

VILLAGE OF HODGKINS
BUILDING COMMITTEE MEETING

June 23, 2016

Meeting called to order: 7:00 pm

Those present: Paul Struve, Chairman
Don Cuttill, Member
Dominic Misasi, Member
Larry Rice, Member

Also Present: Noel Cummings, President
Stephanie Gardner, Clerk
Vicky Moxley, Trustee
Phil Kringlie, Trustee
John O'Connell- Attorney
Tim Kovel, Building Inspector
Melody Salerno, Comptroller
Ernest Millsap, Chief of Police

Pledge of Allegiance

Mr. Struve asked for discussion regarding the approval of Village Cameras at the corner of 63rd St. and East Ave. Chief Millsap discussed that this camera plan is similar to 71st and Leon Cook overpass and the Weeping Willow Camera system. For the area at 63rd St. and East Ave. there would need to be one additional camera to be able to get the bus zone. In the future we would be able to add cameras by the Point Blank Gun Range. The cameras are a lot better and can be zoomed in to see license plates and cars closer. The cameras are better for the same cost. There will be two phases to the project and the total cost for the cameras are approximately \$27,000. There are 4 areas that will be covered.

As for the cameras that are in plan for the future for 67th St. and LaGrange Road, this will be a little more difficult as there is not direct line of sight for the cameras, so signals will have to be bounced off other cameras, this will be a little more technical of a project.

Chief Millsap asked the Building Committee to make a recommendation to the Board at the Special Board Meeting for approval of the cameras. Chief Millsap said this was in

the budget for the year. Mr. Struve asked all trustee for consensus. All trustee were in consensus for approval of the new cameras. The motion will be voted on at the Special Board Meeting.

Chief Millsap also brought up the cameras that are currently on the Village Hall Building. There were two incidents, one being a driver who was intoxicated blowing through all the stop signs on Lyons St. Thankfully the Public Works Employees saw this happen and were able to follow the person and point him out to officers. Chief Millsap would like to see these cameras updated to help out with any events like this may happen in the future. The current cameras on the Village Hall are very grainy and only take still shots. Mrs. Salerno said there is money in the Village Hall building budget to cover these cameras. The only thing that needs to be done is two cameras themselves, all the wiring is already in place. The cameras would cover the war memorial and part of the park district property. All trustees were in favor of getting these two new cameras. Chief Millsap said he would talk to Jesse, of Visocnik Contracting and he will put together the cost of two new cameras.

Mr. Struve presented the next item on the agenda, which is the sale of vacant Village owned residential lots. M. O'Connell said Kathy Dart, who is the appraiser that was used was for the Dostal Property, submitted a cost of \$450.00 for the appraisal on one lot. Mr. Struve said they will pick one lot to appraise and then go from there. Mr. O'Connell wanted to raise the issue of having a contractor come in and want to buy all the lots and build on them. Mr. Struve would like to see individuals be able to purchase the lots and build. The concern being the cost to buy lots and then build on the lot. The Village will sell the lots and the buyer will have to obtain a loan from the bank or pay outright to purchase the lot and then obtain a construction loan to build a home.

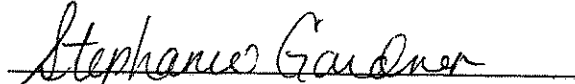
Mr. O'Connell stated this is public property so the sale of the lots needs to be published in the newspaper. He would like it to be advertised in the DesPlaines Valley Newspaper. Mr. Struve discussed we have 5 lots for sale. Discussion will be had and a lot will be picked to be appraised. Once appraisal is done, then it will be advertised in the Newspaper that the lots are for sale with a minimum bid amount. It will be in the contract that the people will have to start the building process in the first 12 months. If that does not happen then the Village has the right to purchase the lot back for what it was purchased for. Mr. O'Connell question whether 12 months was enough time for the purchaser to start building. Mrs. Moxley said in the past the stipulation was building within two years. There was consensus that 18 months would be the allotted time frame for people to start building. All trustees were in consensus that the time frame would be 18 months to start the building process once the lot is purchased.

Mr. Kovel asked about existing lots that people have purchased and have not built yet. Mrs. Salerno discussed that the Village did not purchase these properties, but paid for the demolition of the buildings on the property which was owned by the resident, with the agreement that the residents would build within 5 years. There was discussion on the property at Kane and Cobb. Mr. Jeremy Tucker was the original owner of the property, and he had signed the contract to build within 5 years. He sold the property to Mr. Tim Keel, but in order to sell the property, the Village had to waive the lean that was on the property for the demolition of the home. Mrs. Salerno cannot find any document that Mr. Keel signed stating he would start construction on a new home within a year of purchase of the lot. Mr. O'Connell would like to notify the people who had demolitions paid for by the Village and give 18 months to start the construction process or pay back the demolition costs. Mr. Kringlie asked why after all this time would we try and get these demolition costs back when the objective was to tear down the old house for beautification of the town. Mrs. Moxley said this was only half the objective, the other half of the objective was for people to build new homes and raise property values. On Mr. Keel's property there was Board Action and it is in the minutes that the lean was waived. There was a verbal agreement that he would build, but it is not documented in the minutes. Mr. Struve states we just need to be fair with everyone who has bought in the past and are going to build in the future. Mr. Kringlie thinks changing your process to help with this happening in the future is what needs to be done. Mr. O'Connell feels 18 months is equitable to start the building process for the people whose homes were demolished.

Mr. Struve clarified, one lot will be picked to be appraised. An 18 month stipulation to build will be put in place. If the purchasers have not started to build within the 18 months, then the money received from the purchase of the lots, will be reimbursed for what it was purchased for. The starting bid will be the same for all the lots, it will be a closed ballot bidding system, identified by address of the lot. There will be a public opening of the bids. Mr. O'Connell asked for preference for individuals vs. developers. Mr. Cummings was concerned with this. All trustees were in favor of giving precedents to Individuals over developers. There can be a stipulation that the purchaser has to live in the home once it is built for a certain amount of time before it can be sold.

Mr. Struve discussed that the next item was not on the agenda, but Mr. Cuttill wanted to discuss the finishing of the downstairs basement. Mr. Cuttill received preliminary drawing and estimates on the finishing of the basement. It could hold 117 people and will be 1754 sq. feet. The cost of the project is estimated at \$107,443.00. Mr. Struve would like a projector added and screen added and would like an estimate on it. Mr. Cuttill would like everyone to take the drawings home and review them for discussion at a further time.

Meeting adjourned at 7:39 p.m. by Mr. Struve. Everyone was in favor of closing the meeting with no other topics to be discussed.


Stephanie Gardner, Village Clerk