

VILLAGE OF HODGKINS
MEETING OF THE PRESIDENT AND BOARD OF TRUSTEES

May 9, 2016

Meeting called to order: 7:03 P.M.

Those Present:

President: Noel Cummings

**Trustee: Donald Cuttill
Vicky Moxley
Larry Rice
Paul Struve
Dominic Misasi
Philip Kringlie**

Attorney: John O'Connell

Pledge of allegiance.

Mr. Cummings asked for a motion to approve the minutes of the regular Board Meeting on April 11, 2016, as recorded by the Village Clerk. Motion approved Board meeting minutes was by Mr. Misasi. Second by Mr. Cuttill. Voting Aye: Mr. Cuttill, Mrs. Moxley, Mr. Rice, Mr. Struve, Mr. Misasi, and Mr. Kringlie. Voting Nay: None.

Mr. Cummings asked for a motion to file for audit the finance statement for March 2016. Motion to file for March 2016 audit was made by Mrs. Moxley. Second by Mr. Rice. Voting Aye: Mr. Cuttill, Mrs. Moxley, Mr. Rice, Mr. Struve, Mr. Misasi, and Mr. Kringlie. Voting Nay: None.

Mr. Cummings asked for a motion to approve the payment of bills as submitted for the month of April. Motion to approve the payment of bills for the month of April was made by Mr. Struve. Second by Mr. Cuttill. Voting Aye: Mr. Cuttill, Mrs. Moxley, Mr. Rice, Mr. Struve, Mr. Misasi, and Mr. Kringlie Voting Nay: None.

Presentation of Extraordinary Personal Action Award to Jake Klotz. Mr. Klotz helped dislodge a piece of candy from a choking child at the Hodgkins Park District on February 12, 2016 by performing the Heimlich maneuver.

Mr. Cummings asked for a motion to approve/deny making Public the closed session minutes from June 8, 2015. A motion to approve opening closed minutes from June 8, 2015 was made by Mr. Struve. Second by Mr. Misasi. Voting Aye: Mr. Rice, Mr. Struve Mr. Misasi, and Mr. Kringlie Voting Nay: Mr. Cuttill and Mrs. Moxley

Mr. Cummings asked for a motion to approve/deny making public the closed session minutes from July 13, 2015. A motion to approve opening closed minutes from July 13, 2015 was made by Mr. Struve. Second by Mrs. Moxley. Voting Aye: Mr. Cuttill, Mrs. Moxley, Mr. Struve, Mr. Misasi, and Mr. Kringlie Voting Nay: None

Mr. Cummings asked for a motion to approve/deny making public the closed session minutes from September 15, 2015. A motion to approve opening closed minutes from September 15, 2015 was made by Mr. Cuttill. Second by Mr. Rice. Voting Aye: Mr. Cuttill, Mrs. Moxley, Mr. Rice, Mr. Struve, Mr. Misasi, and Mr. Kringlie.

Mr. Cummings asked for a motion to approve/deny 2016-2017 Renewal to MICA in the amount of \$166,982.00. A motion to approve the renewal of Municipal Insurance Cooperative Agency fee was made by Mrs. Moxley. Mrs. Moxley let everyone know that this is a 0.9% decrease from last year. Second by Mr. Struve. Voting Aye: Mr. Cuttill, Mrs. Moxley, Mr. Rice, Mr. Struve, Mr. Misasi, and Mr. Kringlie. Voting Nay: None.

Mr. Cummings asked for a motion to approve/deny camera project on Lenzi Ave. A motion to table this project to another time was made by Mr. Struve. Second by Mr. Cuttill. Voting Aye: Mr. Cuttill, Mrs. Moxley, Mr. Rice, Mr. Struve, Mr. Misasi, and Mr. Kringlie. Voting Nay: None.

Report from Village Engineer, Jim Cainkar

No Report

Report from Village Attorney, John O'Connell

Mr. O'Connell said they is going to be a Zoning Committee Meeting on May 19, 2016 at 7:00pm, to hear a request from the owner of property along Kimball Ave and her Attorney to change the zoning from R-2 to T. This request will be complied with by a hearing and then the Zoning Committee will recommend whether or not there will be a change in zoning.

Mr. O'Connell stated that we have acquired the Dostal Property and preparations are being made for the development of 2 new business. The Village now owns approximately 8 acres along East Avenue.

Report from Chief of Police, Ernest Millsap

Chief Millsap reported that Aging Well Citizens Academy met on April 20, 2016. Firefighter Craig Scott, ESDA coordinator Al Mills and Sgt. Milo discussed Storm Safety.

Sgt. Mike Pawlowski graduated from Northwestern School Staff and Command on May 6, 2016. Mike was also the class treasurer and helped raise over \$24,000 for 3 families in need.

The annual bike-a-thon was held on May 7, 2016. Special thanks to Chris Milo, Elaine Thompson, and some of the staff of Hodgkins School helped run this event, it was a success.

May 13, 2016 Hodgkins School will be hosting their annual 5K run at the Hodgkins Park District.

May 20, 2016 the Cop on Top event will be held at Dunkin Donuts. They will be raising money from 6am-12 pm for Special Olympics.

May 24, 2016 is the DARE graduation at 6:30 at Hodgkins Elementary School.

Report from Superintendent of Public Works, Jack Scott

Absent, No Report.

Report from Building Inspector, Tim Kovel

Mr. Kovel reported the Siegfried properties which is the old Bakery property, is getting prepared for foundation work. They are a little behind schedule.

The Point Blank Gun Range started to pour their floor on Friday, but had some pump problems, so they have some major repair work to complete.

The old red contracting building on River Road has been acquired as a satellite yard on a lease by Cummings Diesel so they will be moving sometime in July.

Report from Code/Life Safety Officer, Dan Tholotowsky

Mr. Tholotowsky reported him and Mr. Azzarello have been working with businesses and community members on fences that need to be repaired or replaced. They have been working with residents in the mobile home parks on some shed issues. They have been also working with the mobile home community management with regards to these same matters. The grass is getting high in some establishments, so they have been out making sure that this is taken care of in a reasonable time frame

They have met with Mr. Rich Piccolo, code consultant from BNF Technical, with regards to future updates to our building codes.

Committee Reports:

Finance Committee, Vicky Moxley, Chairman

No Report

Public Works Committee, Phillip Kringlie, Chairman

Mr. Kringlie reported he is meeting with Mr. Cainkar on the salt building they are trying to put together. It is being moved out from under the powerlines, and a bigger building is needed to store all the salt.

There have been a few manhole issues on East Avenue.

Mr. Kringlie thanked the Public Works and Park District for getting the Memorial ready for Memorial Day weekend. We are looking for volunteers to help out on Monday, May 30, 2016 to put out the crosses. Trustee Rice and Trustee Misasi will be there to help out.

The Village will be looking for summer help. They are looking for High School kids to hire for summer help.

The Village has started to replace some driveway aprons that needed to be repaired.

There is a newsletter going out soon. They will be advertising for a new Superintendent of Public Works.

Building Committee, Paul Struve, Chairman

Mr. Struve reported currently they are working on building codes. They will send them out to a codification company in Colorado. Some meeting will be called in the upcoming weeks to work on this.

Water Committee, Phillip Kringlie, Chairman

Mr. Kringlie reported everything is running well. They have repaired a leak at 7220 Santa Fe Drive, and they are looking for another leak along 75th St and Santa Fe.

Police Committee, Larry Rice, Chairman

Mr. Rice reported there was a meeting earlier tonight to discuss the Lenzi Ave. camera project. Also there was discussion on the police dispatching. The Police Department is looking into putting in an ADA accessible bathroom for public use.

911 Committee, Dominic Misasi, Chairman

Mr. Misasi reported that the 911 committee will be meeting in the near future to review an intergovernmental agreement with the Village of Justice until we get issues resolved with moving into Oak Lawn.

Zoning Committee, Dominic Misasi, Chairman

There will be a Public Hearing on May 19, 2016 at 7:00pm for request for change in Zoning for the property on the East side of Kimball Ave. from Lyons St. to Cobb.

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

Mr. Struve deferred to Mr. Mills for a report. Mr. Mills reported in the event of severe weather, the Village Hall is the designated shelter area for Tornado's.

ESDA recently participated in the Bike-A-Thon and also traffic control for Salerno's restaurant during the Kentucky Derby.

They are in the process of transferring lights from the old Tahoe over to the new Tahoe. They still need a radio console but that is on delay for about 3 weeks.

Public Relations Committee, Donald Cuttill, Chairman

Mr. Cuttill reported the Aging Well Mother's Day celebration will be on May 11, 2016 at noon for Women 55 and older and they may bring a granddaughter if they would like. It will be held downstairs.

Mr. Cuttill would like to get estimates on finishing the tornado shelter in the basement.

Health, Safety, & Human Resource Committee, Vicky Moxley, Chairman

Mrs. Moxley reported she is thankful that our community is able to provide Life Alert systems (you have to have a land line), safety boxes for the police and fire to get in your home if needed, and there are also smoke detectors available if anyone should need them.

Mr. Cummings asked for a motion to go into closed for discussion regarding future redevelopment. A motion to go into closed session made by Mr. Struve. Second by Mrs. Moxley. Voting Aye: Mr. Cuttill, Mrs. Moxley, Mr. Rice, Mr. Struve, Mr. Misasi and Mr. Kringlie.

Mr. Cummings asked for a motion to resume open session. A Motion was made by Mr. Cuttill to resume open session. Second by Mrs. Moxley. Voting Aye: Mr. Cuttill, Mrs. Moxley, Mr. Rice, Mr. Struve, Mr. Misasi and Mr. Kringlie.

Mr. Cummings asked for a motion to approve/deny Resolution #2016-05 an Official Inducement Resolution Allowing Reimbursement of Expenditures in the Acquisition and Redevelopment of 6201 East Avenue. Mr. O'Connell explained this is the property which was just acquired through condemnation. What the resolution allows us to do is pursuant to the development the Village has to spend money to acquire and develop the property. We will issue a revenue a bond based on sales and property tax that will be generated by the 2 business that will occupy the land. This will allow us to reimburse our general corporate and TIF funds for the expenditures made. A motion to approve Resolution #2016-05 was made by Mr. Struve. Second by Mrs. Moxley. Voting Aye: Mr. Cuttill, Mrs. Moxley, Mr. Rice, Mr. Struve, Mr. Misasi, and Mr. Kringlie. Voting Nay: None.

Mr. Cummings asked for a motion to approve/deny Resolution #2016-06 an Official Inducement Resolution Allowing Reimbursement of Expenditures in the Acquisition and Redevelopment of the Lenzi Avenue Project. Mr. O'Connell explained we will be occurring expenditures to acquire the building and for the development of the projects that will be there. If we incur any debt this will allow us to be reimbursed through the issuance of the bonds. A motion to approve Resolution #2016-06 was made by Mr. Struve. Second by Mr. Misasi. Voting Aye: Mr. Cuttill, Mrs. Moxley, Mr. Rice, Mr. Struve, Mr. Misasi, and Mr. Kringlie. Voting Nay: None.

Mr. Cummings asked for a motion to approve/deny a letter of credit from Countryside Bank for Lenzi Avenue project. Mr. O'Connell explained that The Village has spent the last 2 years exploring the improvement to the Lenzi Avenue apartments. In September 2014, there was meeting at the Police Department where the Village met with residents of Lenzi Ave, and there was discussion whereas complaints of physical condition, complaints of methods of rent being collected in cash only, parking spots being sold and fair treatment of owners of these buildings. For 2 years the Village has been trying to work with the owners of the buildings to make improvements to these buildings. The worst buildings are 5 buildings owned by RNT. The Village went to court on RNT to enforce compliance with building codes. Mr. Michael Tarandy was the spokesperson for RNT and made assurances that these buildings would be brought up to code, but that did not occur.

Structural engineers were sent to inspect these buildings and 3 of the buildings needed structural supports in 2014. That was supposed to be temporary so the buildings did not collapse in case of an emergency. The Structural Engineers deemed these buildings as ready to collapse. These supports are still there, and the buildings were never fixed. In Approximately January 2016 The Village filed a motion in court to demolish these buildings.

The bank loaned the RNT companies \$2.7 million dollars to acquire these buildings. The bank showed up and questions were asked as to how they could loan money on buildings that were in such bad condition. They said they did not believe they were in bad condition. Though the Village has spent the last 2 years proving they are in bad condition and the residents know they are in bad condition. In the last 3 weeks the owners of the buildings have agreed to walk away now that they have entered foreclosure. A receiver was appointed for those 5 buildings and has been in control for the last month or so. The bank came to the Village when they found that the owners were walking away. The bank offered to sell the property for \$2.7 million what is loaned out on the building and the taxes that are due. The trustees have met in closed session to discuss purchasing these 5 buildings.

Mr. O'Connell explained that he is sure the question on everyone's mind is what is the intention of the Village in buying these 5 buildings? Mr. O'Connell stated that the intention of the 3 buildings that are structurally unsafe is to demolish these and work with the residents to move when vacancies come up move them. Not immediately, but in the near future we are going to eliminate these unsafe buildings. We will work with the community to help find places within the school district that we can safely put people and eliminate these unsafe and unsound buildings. Mr. O'Connell explained that this is something that has been in front of this Village for a long time. Some people may disagree, but when a building collapses and there is loss of life or severe injury, they are going to come to the Village and wonder why nothing was done. The Village wants to be say that we have done our best to make a safe environment for people who are paying a hefty rent every month. Our obligation is to make sure the buildings are in code compliance and are safe. We also have an obligation to our school to be sure it does not jeopardize the existence of our school. We have not been able to leave this up to the owner's as the only thing they have done is collect rent and they have not put anything back into these buildings. The buildings are in very bad shape. The next votes will be for acquisition for these buildings. There is also on there for the purchase of 6024 and 6026 Lenzi Avenue from Mr. Majid.

Clerk Gardner asked for a motion to approve/deny a letter of Credit from Countryside Bank for Lenzi Avenue Project. Mr. O'Connell said this is for \$2.8 million for the bank to offer a bridge loan until such time a bond is issued to reimburse the bank for the amount of money they issued us. Mr. O'Connell said this all came about in the last 2 weeks.

There is a window of opportunity to remove the climate for those 5 buildings, because the bank wants to fight the demolition of the buildings. A motion to approve Letter of Credit from Countryside Bank for Lenzi Ave project was made by Mrs. Moxley. Second by Mr. Cuttill. Voting Aye: Mr. Cuttill, Mrs. Moxley, Mr. Rice, Mr. Struve, Mr. Misasi, and Mr. Kringlie. Voting Nay: None.

Clerk Gardner asked for a motion to approve/deny agreement to Purchase approximately 1.3 acres of land from Vulcan Materials. Mr. O'Connell explained this is for the new project at the Dostal property. Vulcan Materials agreed to sell property just East to Dostal property for \$175,000. Survey work is being done now for a proper legal description, and then we would have approximately 13 acres to work with. A motion to approve was made by Mr. Struve. Second by Mr. Rice. Voting Aye: Mr. Cuttill, Mrs. Moxley, Mr. Rice, Mr. Struve, Mr. Misasi, and Mr. Kringlie. Voting Nay: None.

Clerk Gardner asked for a motion to approve/deny Articles of Agreement to purchase 6024 Lenzi Avenue and 6026 Lenzi Avenue. Mr. O'Connell states this is Mr. Majid's property. There has been discussion for a few months and the Village has agreed to purchase each building for \$650,000. The first payment will be made June 1, 2016. The last payment will be made August 10, 2016. A motion to approve the Articles of Agreement to purchase 6024 and 6026 Lenzi was made by Mr. Struve. Second by Mrs. Moxley. Voting Aye: Mr. Cuttill, Mrs. Moxley, Mr. Rice, Mr. Struve, Mr. Misasi, and Mr. Kringlie. Voting Nay: None.

Mr. Cummings asked for a motion to approve/deny agreement to purchase 6022 Lenzi Avenue, 6027 Lenzi Avenue, 6028 Lenzi Avenue, 6029 Lenzi Avenue, and 6030 Lenzi Avenue. Mr. O'Connell explained this is the motion for the discussions we had. Once we have had time to give people to relocate we would demolish 3 of these buildings. A motion to approve the purchase of 6022, 6027, 6028, 6029 and 6030 Lenzi Avenue was made by Mr. Cuttill. Second by Mr. Misasi. Voting Aye: Mr. Cuttill, Mrs. Moxley, Mr. Rice, Mr. Struve, Mr. Misasi, and Mr. Kringlie. Voting Nay: None.

Old Business

New Business

Comments from the Audience

Mr. Elias Lopez spoke, he thinks that so far the process has been good so far. Mr. O'Connell answered questions on how the tenants would be relocated. Mr. Lopez would like to know who will manage these locations. Mr. O'Connell said that Mr. Andrew Yonke and Associates who is the current receiver, will stay on and be the manager of the buildings. Mr. O'Connell has spoken with Dr. Schlichting and will work closely with the school district to keep everyone informed on the process.

Macela Ortiz, employee of Hodgkins School spoke and stated a lot of the parents do not speak English, so the parents wanted to know what the time frame would be for when they need to move. She also asked if there could be a meeting with the residents of Lenzi Ave, with someone translating for them as to the process of what is going to happen and so they could ask questions. Mr. O'Connell stated the closing is for Friday, May 13, and in the next week or two we can have a meeting with interpreters to see what the best way would be to go about relocating people and to answer any questions.

Mr. Alfredo Montanyo spoke about how this will affect the entire community of Hodgkins and Hodgkins School. Mr. O'Connell does not think there should be any effects on any other part of the community.

Mr. David Guillmand resident of Valley Oaks spoke. He was worried about the effects of Hodgkins School also. He also had concerns on a fence that is located at the back property of Valley Oaks that has barbed wire on it. His son recently cut his hand on this fence when he was trying to climb it and asked is someone could look into this and see if it can be fixed so another child is not hurt. He states he knows his son should not have been climbing it, but kids will be kids, he was not blaming anyone, he just did not want to see anyone else hurt. He is not sure whose fence it is, the mobile home park, village, or someone else. He would just like to see it fixed.

A motion to adjourn was made by Mrs. Moxley. Second by Mr. Rice. Voting Aye: Mr. Cuttill, Mrs. Moxley, Mr. Rice, Mr. Struve, Mr. Misasi, and Mr. Kringlie. Voting Nay: None.

Adjourned: 8:08 P.M.

Stephanie Gardner

Stephanie Gardner, Clerk

Date Passed: 6-13-16

Voting Aye: 6

Absent: 0

Voting Nay: 0

Abstain: 0