

**VILLAGE OF HODGKINS**  
**MEETING OF THE PRESIDENT AND BOARD OF TRUSTEES**  
**February 11, 2019**

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

**Those present:**

**President Pro-Temp: Paul Struve**  
**Trustees: Timothy Kovel**  
**Vicky Moxley**  
**Larry Rice**  
**Dominic Misasi**  
**Lida Mills**  
**Attorney: John O'Connell**  
**President: Noel Cummings**

**Those Absent:**

The Clerk asked for a motion to appoint Mr. Struve President Pro-Temp for tonight's Board Meeting. A motion to appoint Mr. Struve President Pro-Temp for the meeting was made by Mr. Misasi. Second by Mr. Rice. Voting Aye: Mr. Kovel, Mrs. Moxley, Mr. Rice, Mr. Misasi and Mrs. Mills. Voting Nay: None

Pledge of Allegiance

A motion to approve minutes of the Regular Board Meeting on January 14, 2019 as recorded by the Village Clerk. A motion to approve the minutes was made by Mr. Rice. Second by Mr. Misasi. Voting Aye: Mr. Kovel, Mrs. Moxley, Mr. Rice, Mr. Struve, Mr. Misasi, and Mrs. Mills.

A motion to file for audit the Finance Statement for December 2018. A motion to audit the Finance Statement for December 2018 was made by Mrs. Moxley. Second by Mr. Kovel. Voting Aye: Mr. Kovel, Mrs. Moxley, Mr. Rice, Mr. Struve, Mr. Misasi, and Mrs. Mills.

A motion to approve bills as submitted for the month of January 2019. A motion to approve the bills as submitted for January 2019 was made by Mr. Misasi. Second by Mr. Rice. Voting Aye: Mr. Kovel, Mrs. Moxley, Mr. Rice, Mr. Struve, Mr. Misasi, and Mrs. Mills.

A motion to approve/deny Resolution #2019-01 making certain Closed Session Minutes open. Mr. O'Connell explained this is something that is done every 6 months. Closed

meetings held on May 14, 2018, August 1, 2018, August 22, 2018 and September 10, 2018 will be opened for Public Inspection. A motion to approve Resolution #2019-01 was made by Mr. Misasi. Second by Mrs. Mills. Voting Aye: Mr. Kovel, Mrs. Moxley, Mr. Rice, Mr. Struve, Mr. Misasi, and Mrs. Mills.

A motion to approve/deny donation to Special Olympics/Polar Plunge in the amount of \$250.00. A motion to approve the donation was made by Mrs. Mills. Second by Mr. Misasi. Voting Aye: Mr. Kovel, Mrs. Moxley, Mr. Rice, Mr. Struve, Mr. Misasi and Mrs. Mills.

A motion to approve/deny Ordinance #19-03 approving small business assistance. Mr. O'Connell asked Clerk Gardner to read the Ordinance for the audience. Mr. O'Connell explained Mr. R. Salerno asked for help on property taxes. Mr. R. Salerno was present for the meeting. Mr. O'Connell explained that Mr. R. Salerno is looking for \$125,000 loan grant that would come out of the proceeds from Off Track Betting. We receive approximately \$150,000 each year. Mr. Salerno explained they have secured a 2 year lease with Churchill Downs. Mr. Struve clarified that the money for this Proprietary Fund is not property tax based and is fee based funds (proprietary funds) Mr. Salerno did explain that he got a back tax payment of \$370,000.00. Taxes were \$20,000.00 and have increased to \$90,000.00. Over the last 5 years the business has contributed \$750,000 from OTB and that is not including sales tax revenue or gaming revenue. With the \$125,000 from the Village and the loans he has received from his bank, he feels this will stabilize the business. Mr. Salerno guarantees to stay in business at least 2 years. A motion to approve Ordinance #19-03 was made by Mr. Rice. Second by Mr. Misasi. Voting Aye: Mr. Kovel, Mrs. Moxley, Mr. Rice, Mr. Struve, Mr. Misasi, and Mrs. Mills.

A motion to approve/deny a grant of \$125,000 to Mr. R. Salerno and Salerno's Restaurant from the proprietary fund. Mr. O'Connell explained a loan for \$125,000.00 would be placed on the property until the amount loaned is reached. Mr. Struve explained the Village averages approximately \$140,000.00-\$150,000.00 annually in OTB fees. A motion to approve the grant was made by Mr. Rice. Second by Mr. Misasi. Voting Aye: Mr. Kovel, Mrs. Moxley, Mr. Rice, Mr. Struve, Mr. Misasi, and Mrs. Mills.

Mr. Salerno thanked the Village and Mr. O'Connell for their efforts in helping with this situation.

A motion to approve/deny Resolution #2019-03 renewing Sealed Air 6b tax classification. Mr. O'Connell explained around 2006, Sealed Air made improvements to their facility using the 6b tax classification. In 2016 the company thought they just needed to make a submission to the county to renew this. They needed to come before the Village, Mr. O'Connell spoke with Sealed Air's legal team and prepared a

Resolution. This is not for the entire Sealed Air property, it is only for the addition that had been added. A motion to approve Resolution #2019-03 was made by Mr. Misasi. Second by Mrs. Mills. Voting Aye: Mr. Kovel, Mrs. Moxley, Mr. Rice, Mr. Struve, Mr. Misasi, and Mrs. Mills.

A motion to approve/deny Resolution #2019-04 renewing Hodgkins River Road Partners 6b Tax Classification. Mr. O'Connell explained in 2006-2007 he was part of an investor in a 25 unit industrial condominium unit. The property qualified property tax 6b. The time period has expired. This is a request by all the separate units to renew the 6b tax classification. A motion to approve Resolution #2019-04 was made by Mr. Rice. Second by Mrs. Mills. Voting Aye: Mr. Kovel- Mr. Kovel declared his son does own one of the units and he would be voting for this even if his son did not own one of the units, Mrs. Moxley, Mr. Rice, Mr. Struve, Mr. Misasi, and Mrs. Mills.

A motion to approve/deny Intergovernmental Agreement with Toll Highway Authority. Mr. O'Connell explained there have been negotiations for the last 6 months. The tollway is expanding and work is being done on the mile long bridge and Santa Fe Drive. There is a lot of work to be done and the Tollway is compensating the Village for these easements. There will be some cleaning up of ditches, moving of water lines etc. Two certified copies will go to the Tollway Highway authority if approved. A motion to approve the Intergovernmental Agreement was made by Mr. Rice. Second by Mr. Misasi. Voting Aye: Mr. Kovel, Mrs. Moxley, Mr. Rice, Mr. Struve, Mr. Misasi, and Mrs. Mills.

Mr. Tholotowsky explained from a Fire Department response, the stop lights by UPS do not have preemption devices or Opticom on the lights. These need to be added to the lights. The tollway has been working well with the Village and other partners in the area for this project.

A motion to approve/deny payment #8 to Carlson Brothers in the Amount of \$56,797.61 for work performed on East Avenue PUD. Mr. Misasi explained there have been meetings with Carlson, to clarify some of the bills, everything has been cleared. The balance, retention will be held until final inspections are made and MWRD inspections and permits are passed. Mr. O'Connell explained this has not been completed because our computer server was damaged in the storms last week. The Village has no server, in turn no internet service for the last week, the server is still down, and expected to be down at least one more week. A motion to approve payment #8 to Carlson Brothers was made by Mr. Misasi. Second by Mrs. Mills. Voting Aye: Mr. Kovel, Mrs. Moxley, Mr. Rice, Mr. Struve, Mr. Misasi, and Mrs. Mills.

A motion to approve/deny Resolution #2019-05 IMRF Early Retirement Incentive in the amount not to exceed \$1,464,033.00. Resolution read by Clerk Gardner. Mr. Struve asked to have the Resolution amended on its face to change the starting date from

February 11, 2019 to March 1, 2019. Mr. O'Connell explained we are required by IMRF to include all employees who are eligible to retire within 5 years. Even if some employees do not intend to retire they have to be listed and included in the dollar amount as a possibility. The amount for the employees who are intending to retire is \$485,000.00, and we are in the process of getting a loan for this amount. The purpose of the program is for the Village to not fill the salary for a number of years of the retiring employees, or hire at a lower salary amount. This program was created by IMRF. A motion to approve Resolution #2019-05 was made by Mr. Misasi. Second by Mr. Misasi. Voting Aye: Mr. Kovel, Mr. Struve, Mr. Misasi, and Mrs. Mills. Voting Nay: None. Abstain: Mrs. Moxley and Mr. Rice.

A motion to approve/deny any action related to the Hodgkins Park District property swap. Resident, Mr. Bill Urban approached the podium. Mr. Urban discussed in the last private meeting he presented an alternative to the Lenzi Avenue area, tourism type and he has been in contact with state and federal people. He explained he feels it would benefit the Park District to keep a presence on Lenzi Avenue. Mr. Urban feels if there is an alternative plan that he feels is making progress on, he feels the Park District should have a presence on the hilltop area. If he can facilitate this, he is still interested in the park district property on Kimball Avenue which is being swapped with the Village. He said there is no urgency, but if there is an alternative plan he would like to get back what he thought was already agreed upon. He feels this topic should be tabled for a while. Mrs. Mills explained to Mr. Urban that the Park District is going to get the property on Kimball Avenue regardless of what is going on East Avenue where his house is. Mr. Misasi agreed. Mr. O'Connell explained that this topic is tabled and there is no further discussion needed. Mr. O'Connell will be happy to discuss with Mr. Urban privately. Mr. O'Connell asked for a motion to table item #15 any action related to the Hodgkins Park District Property Swap. A motion to table was made by Mr. Rice. Second by Mr. Misasi. Voting Aye: Mr. Kovel, Mrs. Moxley, Mr. Rice, Mr. Struve, Mr. Misasi, and Mrs. Mills.

A motion to approve/deny any action related to the Sale of Property on Lenzi Avenue to ODM. Mr. Urban had a concern about the Zoning of the property where ODM is going. Mr. O'Connell explained the property ODM is looking to acquire and has been voted on is Zoned light manufacturing. Mr. Urban asked if ODM is currently a light manufacturing business. Mr. O'Connell explained this company is zoned light manufacturing in their current location of McCook and will stay light manufacturing. A motion to table this topic was made by Mrs. Moxley. Second by Mr. Kovel. Voting Aye: Mr. Kovel, Mrs. Moxley, Mr. Rice, Mr. Struve, Mr. Misasi, and Mrs. Mills.

#### **Report from Village Engineer, Jim Cainkar**

Absent, No Report

### **Report from Village Attorney, John O'Connell**

Mr. O'Connell reported we have the Plat of Vacation that involves the D&S alleyways. Before it is signed, Mr. O'Connell asked Mr. Urban to look at the Plat. Mr. O'Connell asked for a reaffirmation of the vote from last month, so it can be dated February 11, 2019. Mr. O'Connell asked for a motion by reaffirming the passage of Ordinance #19-02. A motion to approve was made by Mr. Struve. Second by Mr. Misasi. Voting Aye: Mr. Kovel, Mrs. Moxley, Mr. Rice, Mr. Struve, Mr. Misasi, and Mrs. Mills.

### **Report from Chief of Police, Ernest Millsap**

Chief Millsap reported the Police Department was presented with a plaque from Special Olympics. \$5289.00 was raised through various fund raising events in 2018.

The week of January 27<sup>th</sup> Warren Oil Company accidentally put diesel fuel into the regular gas tank at the Village pumps. Chief Buckley and Chief Millsap are trying to get Warren Oil to pay for all the damage to the Police Vehicles that were damaged. So far the total is over \$6000.00. They are working to get any repairs related to this issue that occur over the next year to be covered.

### **Report from Code/Life Safety Officer, Dan Tholotowsky**

Mr. Tholotowsky reported on January 22, 2019 there was a meeting with Code consultant, Rich Piccolo. There is a new Fire Marshall Art Peters. He is overseeing Fire prevention. There is a book of Codes that is ready to go to Sterling Codifiers.

On January 24, 2019 there was a meeting with representatives from Valley Oaks to go over requirements the Building Department has, and some life/safety issues. Mr. Tholotowsky is optimistic on a working relationship with Valley Oaks.

Mr. Tholotowsky is working on plans and files that can be scanned and stored. He is looking into some inexpensive storage organization solutions.

Steffan Grill installed a drive or walk up window without a permit. The business has been informed and Mr. M. Struve is working with the business to resolve this.

There has been a follow up on a complaint from the Fire Department regarding IRM property at 6620 river road. There are some obstructed exits and fencing issues.

There have been some occupancy issues with some mobile home and residential properties in town. The number of people exceeding the square footage allotments for occupying. This is being looked into.

Chief Buckley of Pleasantview Fire Department is retiring effective March 22, 2019. It is unknown who will be taking over this position

**Report from Building Inspector, Matt Struve**

Absent- Working with Public works for snow removal during the meeting- No Report

**Committee Reports:**

**Finance Committee Chairman, Vicky Moxley**

Mrs. Moxley reported there was a meeting on January 31, 2018. This meeting was to discuss the IMRF early retirement incentive and the Restaurant Incentives. Those were both successfully passed tonight.

**Public Works Committee Chairman, Dominic Misasi**

Mr. Misasi reported that the crews have been busy with snow removal and pickups. He thanked them for the great job and working in the extreme weather conditions. Mr. Struve also thanked them for a great job.

**Building Committee Chairman, Tim Kovel**

Mr. Kovel reported Mr. Struve has been doing inspections. There is some demo work being done at the old Industrial Steel which is now Waste Management. He explained this is a State of the Art, one in the World type facility.

The Midwest Industrial Fund project is coming along. The doors are on and the parking lot is almost complete.

The Advantage and Runnion projects are almost ready for a Certificate of Occupancy.

Mr. Tholotowsky reported he and Mr. M. Struve will be having a meeting on February 19, 2019 with ISO Representative. They do fire reviews and rating on Fire Departments and Districts throughout the states. They will now be doing Building Department reviews also.



#### **Water Department Chairman, Dominic Misasi**

Mr. Misasi reported the water department is working well. The only issue is since the server is down, water billing cannot be done. So hopefully this will be corrected soon.

Mr. Misasi congratulated Water Department Employee Ken Tucker on 10 years of service.

#### **Police Committee Chairman, Larry Rice**

No Report

#### **Zoning Committee Chairman, Paul Struve**

No Report

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

Mr. Struve commended everyone for their hard work during the cold weather. The Village serves as a warming facility.

#### **Public Relations Committee Chairman, Lida Mills**

Mrs. Mills reported there was no Aging Well meeting in January. The next meeting is February 20, 2019. They will be having a representative from Lexington Place.

The Village Hall is a warming center if needed.

#### **Health, Safety & Human Resources Chairman, Vicky Moxley**

Mrs. Moxley thanked Chief Millsap and Elaine Thompson for keeping everyone informed on the noise that was heard throughout the night. Mrs. Moxley reported it is flu season is here. Get your flu shots and take precautions against getting the flu.

#### **Comments from the Audience**

Resident Sue Azzarello asked about the bus situation. She said she waited for 13 buses to pass the other day before she could get out of her driveway. Mr. Kovel said he has been in contact with Calvin Nut of Santa Fe Railroad. They are attempting to get the buses to go behind Public Works, but Santa Fe Railroad is not wanting the buses to cross the spur track. They do not want a proper ramp put here. We have been told it is very unlikely this will be able to take place. He is still going to keep on them. Mr. Struve asked about changing the light length. Mrs. Azzarello said the busses just speed up to beat the light and the smell of exhaust is terrible. Mr. Struve asked if she had any other ideas. She did not at this time.

Mr. Bill Urban addressed the board about the possibility of moving his house. He is sorry that certain people are closed minded. He feels there are opportunities for the Village to capitalize on that are being missed.

Mr. Urban addressed Mr. Rice and a comment made he as to why made Mrs. Urban was at the closed session last Board Meeting regarding the Urban Property.

Mr. Urban addressed Mr. Kovel and a "walking on water" comment about that was made in the closed session meeting. Mr. Urban has a recording of the closed session meeting he was in, in January. He would like to discuss in a different tone and the Village would be the one to benefit most. Mr. O'Connell said he did ask Mrs. Urban if she would like to be present in the closed session minute from January. Mr. Misasi told Mr. Urban we are not going to change our minds regarding the trade for the Kimball Avenue property and Lenzi Avenue property. He asked if it is because of dollars and cents or because of him or his wife. Mr. Misasi explained the Village has made a trade because they need the property for other purposes that have not been determined. Mr. Kovel feels Mr. Urban only has possibilities just as the village has possibilities and not concrete. Mr. Urban feels he has concrete ideas and he was at the tourism council last week and they have some ideas for a bike path and historic RT 66. The 100 year anniversary of RT 66 is coming up. He feels 77% of people who start the tour of Rt66 on an international basis, start at O'Hare and Midway. He feels Hodgkins would be a safe haven for import and export of cars and people wanting to do day trips to and from the city of Chicago. He feels the state is embracing this, and he is dissatisfied we have not pursued a Hotel and feels it would be an easy sell. With a mega project, tourism and international dollars this would add to non-fee type projects. He feels if he brings in Cracker Barrel into the community he would like to get back to previous negotiations regarding his property. Mrs. Moxley explained that Cracker Barrel was approached prior to Toyota being put in and they were not interested in this location, so she does not feel they would want to go on a dead end road. Mr. Urban feels in our enterprise zone they are exempt and constraints can be cut, and creating jobs. He feels the Village is not being open minded enough to engage in this possible project. Mrs. Mills explained that this land is going to the Park District. Mr. O'Connell and Mr. Urban have each other's contacts if there is any development.

### **Old Business**

### **New Business**



A motion to adjourn the meeting was made by Mr. Misasi. Second by Mr. Rice. Voting Aye: Mr. Kovel, Mrs. Moxley, Mr. Rice, Mr. Struve, Mr. Misasi, and Mrs. Mills.

Meeting closed at 8:15p.m.

Signed: Stephanie Gardner  
Stephanie Gardner, Clerk

Date Passed: 3-11-19

Voting Aye: 6

Absent: 0

Voting Nay: 0

Abstain: 0