

VILLAGE OF HODGKINS
MEETING OF THE PRESIDENT AND BOARD OF TRUSTEES

July 10, 2017

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

Those Present:

President: Noel Cummings

Trustees: Donald Cuttill

Vicky Moxley

Paul Struve

Dominic Misasi- Phone in

Lida Mills

Attorney: John O'Connell

Those Absent:

Trustee: Larry Rice

Mr. Cummings asked for a motion to approve the minutes of the Special Board Meeting on June 22, 2017, as recorded by the Village Clerk. Motion to approve the Board meeting minutes from June 22, 2017 was made by Mr. Struve. Second by Mr. Cuttill. Voting Aye: Mr. Cuttill, Mrs. Moxley, Mr. Struve, Mr. Misasi and Mrs. Mills. Voting Nay: None.

Mr. Cummings asked for a motion to file for audit the finance statement for May 2017. Motion to file May 2017 audit was made by Mrs. Moxley. Second by Mr. Cuttill. Voting Aye: Mr. Cuttill, Mrs. Moxley, Mr. Struve, Mr. Misasi and Mrs. Mills. Voting Nay: None.

Mr. Cummings asked for a motion to approve the payment of bills as submitted for the month of June 2017. Motion to approve the payment of bills for the month of June was made by Mr. Struve. Second by Mr. Cuttill. Voting Aye: Mr. Cuttill, Mrs. Moxley, Mr. Struve, Mr. Misasi and Mrs. Mills. Voting Nay: None

Presentation by Pat Callahan for Dialysis Center on La Grange Road. Mr. Callahan a representative for DaVita Dialysis and Scott Goldman Real Estate Representative for DaVita Dialysis were present for the meeting. Mr. Callahan said DaVita is interested in the old Lone Star Steak House property site. This is a company that is interested to

bringing convenience to patients and caregivers who need dialysis. The State of Illinois requires a Certificate of need and is regulated by the Department of Health. Mr. Goldman explained they put their locations into shopping centers to help people do their daily lives after dialysis and to generate traffic to the mall. There is typically a 15-30 year lease. They are looking to tear down the currently building and rebuild. Mr. O'Connell asked about negative impact. Mr. Goldman said there are no guarantees, but it is seen as a positive, due to traffic generation. Scott Goldman is with Balm Reality Group the Real Estate company that managing the property, and they would lease the property to DaVita. Mr. O'Connell asked about prescription drugs and these on not provided at the site. Mr. Callahan said typically there will be 16 chairs each being 4 hour shifts. Hours being 7:00am-4:00 pm. Mrs. Moxley asked about hazardous waste. Mr. Callahan said there will be a filtration system and it is monitored by the Department of Public Health. All water is treated on site. DaVita is headquartered out of Colorado. There are approximately 2400 locations nationwide. Mr. Callahan is going to put together sketches of what the building would look like and geographic area the patients are coming from. There will be property tax generated from the property. Mr. Tholotowsky asked Mr. Goldman to please have the property cleaned up as the grass needs to be cut and garbage needs to be picked up.

Mr. Cummings asked for a motion to approve/deny Earthwork bids presented by Mark Carlson. Mr. O'Connell explained Earthwork has a proposal to do different aspects of the project. The Village is responsible for 1/3 of the \$691,733.00 fee. Mr. Cainkar explained different aspects of the total fee. Developers Runion and Roberts would accept their 1/3 each and the Village is responsible for 1/3 of the cost. Mr. Struve made a motion to approve 1/3 cost of the Earthwork Bid. Second by Mr. Misasi. Voting Aye: Mr. Cuttill, Mrs. Moxley, Mr. Struve, Mr. Misasi and Mrs. Mills. Voting Nay: None

Mr. Cummings asked for a motion to approve/deny business license to Cheesewich Factory located at 6800 Santa Fe Drive. Tony and Rose Migacz owners of Cheesewich were present for the meeting. They have been in business for 40 years. Currently in Lyons and they have outgrown their current location. The location they are looking at requires some updating of the offices and addition of freezers. There are 15-18 employees. They do not manufacture anything, they just repackage. They do approximately \$10 million in sales yearly and are looking to double that. The business is USDA certified. A motion to approve business license for Cheesewich Factory 6800 Santa Fe Drive pending the approval from the Fire Department and Health Department was made by Mr. Struve. Second by Mrs. Moxley. Voting Aye: Mr. Cuttill, Mrs. Moxley, Mr. Struve, Mr. Misasi and Mrs. Mills. Voting Nay: None.

Mr. Cummings asked for a motion to approve/deny Bridge Inspection fee. Mr. O'Connell explained Crawford, Murphy and Tilly will do an inspection every 6 month for a fee not to exceed \$20,000.00. Mr. Cainkar explained the cost of the repairs that need to be

completed now are not to exceed \$28,400.00. A motion to approve Crawford, Murphy and Tilly Bridge Inspection fee was made by Mr. Cuttill. Second by Mr. Misasi. Voting Aye: Mr. Cuttill, Mrs. Moxley, Mr. Struve, Mr. Misasi and Mrs. Mills. Voting Nay: None

Mr. Cummings asked for a motion to approve/deny Boring fees for Kimball Avenue Properties. Mr. O'Connell explained this is for the Ruth Doyle Property. There is presumed to be some material buried under the ground. The cost of the boring is approximately \$8500.00-\$9500.00. A motion to approve Boring fees for Kimball Avenue Property was made by Mr. Struve. Second by Mrs. Moxley. Voting Aye: Mr. Cuttill, Mrs. Moxley, Mr. Struve, Mr. Misasi and Mrs. Mills. Voting Nay: None

Mr. Cummings asked for a motion to approve/deny \$225.00 Rebate for Mobile Home Residents. A motion to approve Mobile Home Rebate was made by Mrs. Moxley. Second by Mr. Misasi. Voting Aye: Mr. Cuttill, Mrs. Moxley, Mr. Struve, Mr. Misasi and Mrs. Mills. Voting Nay: None

Mr. Cummings asked for a motion to approve/deny Real Estate Tax Rebate for Homeowners including an addition 10% on the Hodgkins portion of the tax. A motion to approve Real Estate tax rebate for homeowners with the additional 10% 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 reported the Village won the UPS annexation case. The property per the judge is in unincorporated Cook County at this time. The next step is the annexation of property to the Village of Hodgkins. We will then have to pass an annexation ordinance. We are in the process of completing all the steps to make the process final.

Report from Chief of Police, Ernest Millsap

Chief Millsap was absent for the meeting. Lt. Cepelcha was present for the meeting. The lightening and sirens located on Lyons and Kane work is going to be started soon and completed over the next couple of months. There was a Civil Service Committee Meeting on July 5, 2017 and a new test will be starting. The cost to the applicant will be \$40.00 and are due back in September. The written test will be in October.

Report from Building Inspector, Tim Kovel

Mr. Kovel reported the Village owned residence at 6600 Kimball has been torn down and the project is complete.

IAC Suite G, an occupancy inspection was completed. There will only be one unit not filled at this location, once Cheeswich moves into the building.

Report from Code/Life Safety Officer, Dan Tholotowsky

Mr. Tholotowsky noted demolition is almost completed on Lenzi. There are 2 buildings left to be demolished.

Mr. Tholotowsky completed three occupancy inspections in Park View Mobile Home.

Sealed Air is removing seven dead trees from the Parkway on Santa Fe Drive

There is some ongoing issues with trash and unsightly issues at the Lone Star building.

Valley Oaks had several residential projects that lacked proper permits, so he is working with management on these issues.

He received some updated code information from Rich Piccolo as discussed form a prior meeting.

Committee Reports:

Finance Committee, Vicky Moxley, Chairman

No Report

Public Works Committee, Dominic Misasi, Chairman

Mr. Misasi reported curb painting has been completed and the summer help is now painting the fire hydrants. The summer help is doing a good job.

Building Committee, Paul Struve, Chairman

No Report.

Water Committee, Dominic Misasi, Chairman

Mr. Misasi reported there was a water leak over the weekend, created by the demolition contractor, but it has been taken care of.

Police Committee, Larry Rice, Chairman

Absent, No Report

911 Committee, Dominic Misasi, Chairman

No Report

Zoning Committee, Lida Mills, Chairman

No Report

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

Mr. Struve deferred to E.S.D.A. co-ordinator Mr. Alan Mills for the report. Mr. Mills reported the E.S.D.A. staff is working weekends and call outs. They are getting ready for the Village Picnic that is coming up in August.

Mayor Cummings would like to notify the residents that the new Tornado siren will be added near the park district. This siren testing is Tuesday mornings at 10:30 am.

Public Relations Committee, Donald Cuttill, Chairman

Mr. Cuttill reported Aging Well will be hosting an Ice Cream and Bingo Social on July 18, 2017 for members only.

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

No Report

Mr. Cummings asked for a motion to go into Closed Session to discuss personnel issues, allowing Lt. Ceplecha into the closed session. A motion to go into closed session was made by Mr. Struve. Second by Mrs. Moxley. Voting Aye: Mr. Cuttill, Mrs. Moxley, Mr. Struve, Mr. Misasi and Mrs. Mills. Voting Nay: None.

Mr. Misasi exited the phone in session of the meeting.

Mr. Cummings asked for a motion to resume open session. A motion to resume open session was made by Mrs. Moxley. Second by Mrs. Mills. Voting Aye: Mr. Cuttill, Mrs. Moxley, Mr. Struve, and Mrs. Mills. Voting Nay: None.

Mr. Cummings asked for a motion to approve/deny extended medical leave for an employee of the Police Department. A motion to approve up to a 45 day medical leave

was made by Mr. Struve. Second by Mr. Cuttill. Voting Aye: Mr. Cuttill, Mrs. Moxley, Mr. Struve, and Mrs. Mills. Voting Nay: None.

Old Business

None

New Business

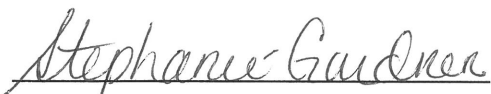
None

Comments from the Audience

None

Mr. Cummings asked for a motion to adjourn. A motion to adjourn was made by Mrs. Moxley. Second by Mrs. Mills. Voting Aye: Mr. Cuttill, Mrs. Moxley, Mr. Struve, Mr. Misasi and Mrs. Mills. Voting Nay: None.

Adjourned: 8:11 P.M.


Stephanie Gardner, Clerk

Date Passed: 8-14-17

Voting Aye: 6

Absent: 0

Voting Nay: 0

Abstain: 0