

**VILLAGE OF HODGKINS**  
**MEETING OF THE PRESIDENT AND BOARD OF TRUSTEES**

**June 13, 2016**

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

**Those Present:**

**President: Noel Cummings**

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

**Attorney: Tim Callahan  
Attorney via phone in: John O'Connell**

Pledge of allegiance.

Mr. Cummings asked for a motion to approve the minutes of the regular Board Meeting on May 9, 2016, as recorded by the Village Clerk. Motion approve the Board meeting minutes from May 9, 2016 was 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.

Mr. Cummings asked for a motion to file for audit the finance statement for April 2016. Motion to file for April 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 May. Motion to approve the payment of bills for the month of May was made by Mr. Rice. 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 Firefighter and Police Officer Intergovernmental Agreement for Library Services. A motion to approve the

Intergovernmental agreement was made by Mr. Rice. 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 Resolution #2016-07 for Maintenance of Streets and Highways by municipalities under the Illinois Highway Code. Mr. Cainkar said this is for things such as rock salt, stone, and the similar. A motion to approve Resolution #2016-07 was made by Mr. Struve. Second by Mr. Cuttill 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 recommendation by the Zoning Committee to deny re-zoning of Kimball Avenue from R2-T. Mr. O'Connell discussed that there was a hearing by Zoning Committee to discuss this issue. Mrs. Doyle's attorney presented a case and brought witnesses to say a change in zoning would not change the character of the street. There were many residents that came and testified to object to changing the zoning. There is a complete transcript of the meeting. At the end of the hearing the committee recommended to deny the request to change the zoning from "R-2" to "T". A motion to approve the denial of re-zoning of property on Kimball Ave. from "R2" to "T" 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 Resolution #2016-08 regarding payment structure for relocation assistance for residents of the Lenzi Avenue apartment buildings. Mr. O'Connell addressed this issue. This resolution contains financial assistance structure changes. If a resident shall find another location by June 30, 2016 would receive as stipend of \$3500 and they will not have to pay rent for the month on June. They will also receive up to \$100.00 in moving expenses reimbursed with proven receipts. If a residents finds a new location by July 31, 2016 they will receive relocation assistance of \$2750.00 and pay no rent for June or July. If a resident relocates by August 31, 2016 they will receive \$2000.00 and will not have to pay rent for June, July or August. If any residents remain as of September 1, 2016 they will received an eviction notice. 6027, 6028, 6029 Lenzi Ave. are the buildings set for demolition after September 1, 2016. Any residents from any other Village owned apartment buildings will receive the same money incentive. A motion to approve Resolution #2016-08 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 authorization to start procedures for the bidding process for Village owned residential lots. Mr. O'Connell reviewed that the Village owns 5 lots, in which the houses had been demolished. The lots shall be put up

for sale and then new homes build on these lots. The Board needs to come up with a procedure to bid the lots off. Other communities have placed notifications in the newspaper advertising lots. One of the issues is whether there should be a time line as to when the home needs to be started to be built. Mr. O'Connell also suggested an appraisal be done on at least one of the lots and see what the suggestion is for all five lots. There was a discussion as to putting funds into an escrow account and if the purchasers do not start to build within a year, the Village has the right to buy the lot back. Mr. O'Connell has an appraiser that the Village has used previously and he will contact her to get some information. Mr. O'Connell feels the bidding needs to be started at a certain price level and go from there. A motion to authorize the building committee to approve a procedure for the sale of the lots. Mr. Struve made the motion to authorize the building committee authority to start the process of selling the lots. 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 approve/deny payment #2 and final to United Septic, Inc. in the amount of \$1,762.88 for the 2014 Storm Sewer Televising. Mr. Cainkar states the project is finished. A motion to approve payment #2 and final to United Septic 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 the donation of \$25,000 to BEDS Plus. Mr. O'Connell informed everyone that this organization has assisted us in the entire relocation program on the Lenzi Avenue process. This program has been vital in the relocation of residents. Mrs. Moxley said this organization goes above and beyond in helping the homeless and anyone else who needs help. A motion to approve the \$25,000 donation to BEDS plus was made by Mr. Rice. 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 the purchase of 6600 Kimball Avenue in the amount of \$100,000. Mr. Callahan drafted the contract for this property, to be purchased for \$100,000. A motion to approve the purchase of 6600 Kimball Ave 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.

Mr. Cummings asked for a motion to approve/deny contract for an Installment plan for articles of agreement for a Deed for 6023 Lenzi Avenue and 6025 Lenzi Avenue. Mr. O'Connell addressed the motion. These buildings are owned by the Coolant family. A proposal was submitted and accepted that the Colant family will continue to collect rent up until June 1, 2017 and will be responsible for relocating the residents of these 2 buildings. The residents of these buildings will be eligible for the financial relocation

assistance that has been offered to all other buildings. The Colant family will be providing the Village rent rolls and anything that the Village may need. Mr. Struve asked about entering into the contract and Mr. O'Connell stated that this will not be paid immediately, but at a later time. A motion to approve the contract 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 the low bid for 67<sup>th</sup> St. light rehabilitation CDBG project #1506-018 to Utility Dynamics Corporation in the amount of \$122,915.70. Mr. Cainkar stated this is for the completion of the residential lighting along 67<sup>th</sup> St. from Kane to East Ave. A motion to approve project #1506-018 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.

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

No Report

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

Mr. O'Connell reported that we will be closing on the balance of the purchase of 6024 and 6026 Lenzi Ave. The closing will be June 15, 2016. These are the Majid Buildings. Mr. O'Connell wanted to propose to the board the purchase price of 6021 Lenzi. Mr. O'Connell would like to propose a Special Board Meeting to approve the acquisition of 6021 Lenzi. Mr. Struve stated we can do the building committee meeting and Special Board Meeting on the same night. There is a consensus by all that there will be a Building Committee Meeting and Special Board Meeting scheduled.

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

Absent- No Report

#### **Report from Superintendent of Public Works, Jack Scott**

Mr. Scott reported the park way work has been slowed to work on the Lenzi Ave. Apartments. He has given permission for Public Works to go and get bug killer and bomb the apartments and then board the buildings up. They have 7 apartments already

boarded. Mr. Struve said he has spoken with Mr. Yonke and he going to look into an exterminator also.

Mr. Scott has spoken with the salt dome people from Saginaw, MI and he is going to let Mr. Kringlie report on this.

Mr. Cummings thanked Mr. Scott for all the hard work that he has put into this job and wished him luck in his retirement.

### **Report from Building Inspector, Tim Kovel**

Mr. Kovel reported that the Seefried properties which is the old bakery has encountered many problems with the footing, and a lot of concrete has had to be poured. They have already poured 800 cubic yards of footing concrete and have a long way to go. They are trying to get back on schedule.

Fresh Logistics is going through a \$500,000 renovation. The prints are being outsourced for approval.

Point Blank is going to be setting pre-cast panels on the slab. The Village is doing additional work with Point Blank on a possible fence between the Mobile Home Park and the Gun Range.

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

Absent- No Report

### **Committee Reports:**

#### **Finance Committee, Vicky Moxley, Chairman**

Mrs. Moxley noted there are insurance packets that will be given to all trustees to review. There will need to be a meeting in the near future to review the Life, Dental and Health Insurance.

#### **Public Works Committee, Phillip Kringlie, Chairman**

Mr. Kringlie reported there are bids going out for a salt dome that will be located behind the old Fire House on Santa Fe Drive. Mr. Kringlie is in contact with Salt

Domes of America, located out of Michigan. They will be giving specifics for bid specs. Mr. Cainkar has some things to clarify and then it will be placed out for bid.

There has been one Student who has applied for summer work with the Village. They will continue to take applications for summer help for high school students.

June 15, 2016 is the application deadline for the Superintendent position, which has been advertised in the Village Communicator. Applications will be reviewed, interviews conducted and the recommendation be brought to the board. Mr. Kringlie thanked Mr. Scott for his service for the Village and with the United States Army.

#### **Building Committee, Paul Struve, Chairman**

Mr. Struve reports it has been very busy with lot sales throughout the town and with the Lenzi Avenue projects. There are a lot of people being relocated and care needs to be taken. He is happy to have help from the BEDS program. As of June 15, 2016 the Village will have control over 7 of the 10 buildings.

#### **Water Committee, Phillip Kringlie, Chairman**

Mr. Kringlie reported the Village has been notified by the city of Chicago and will not raise water rates for this year.

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

Mr. Rice reported there have been a few meetings between himself and Chief Millsap regarding computers and the new bathroom, but nothing has been finalized.

#### **911 Committee, Dominic Misasi, Chairman**

No Report

### **Zoning Committee, Dominic Misasi, Chairman**

Mr. Misasi reported the denial of zoning change on Kimball Ave.

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

Mr. Struve announced E.S.D.A. has a new Tahoe and it is all ready to be used.

### **Public Relations Committee, Donald Cuttill, Chairman**

Mr. Cuttill reported the Mother's Day celebration was a success. The next meeting is June 15, 2016 in the basement of the Village Hall.

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

No Report

### **Old Business**

### **New Business**

### **Comments from the Audience**

Marilyn Souter was worried about the homes around the apartments being infested with the bugs from the Lenzi Avenue apartments that are being torn down. Mr. Struve said that the surrounding home will be sprayed if needed.

Mrs. Katzmarek spoke stating she does not have any bugs in her house. She has been in the house for 57 years. She states she cleans her house. She thanked everyone for a good job. She thanked Mr. Callahan for the help that is offered for legal manners. She loves the Village she lives in.

Mr. Bill Urban asked about his property and what would happen in the future. Mr. Struve discussed that plans are in the air at this time, and what happened with the Tarandy properties happened unexpectedly, and the Village was expecting to be in

court fighting demolition. Mr. Struve reiterated that there are no plans in place yet for the property on Lenzi Avenue and when we have information to share it will be shared with everyone.

Mr. Cummings said the Village is open for suggestions and if anyone has any concerns then come to the Village and we will discuss them.

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: 7:49 P.M.

Stephanie Gardner

Stephanie Gardner, Clerk

**Date Passed:** 7-11-16

**Voting Aye:** 4

**Absent:** 0

**Voting Nay:** 0

**Abstain:** 0