

**VILLAGE OF MIDLOTHIAN
BOARD MEETING MINUTES
JANUARY 24, 2018**

Mayor L'Heureux and Board of Trustees of the Village of Midlothian, Cook County, Illinois met in the Council Chambers at the Village of Midlothian on January 24, 2018. The meeting began at 7:00 p.m.

CALL TO ORDER

ROLL CALL

Present: Mayor L'Heureux, Clerk Moskal, Trustees Caveney, Crowley, Gillis, Ivan, Killelea and Kreis.

PLEDGE OF ALLEGIANCE

MOMENT OF SILENCE FOR THE FALLEN VETERANS

PRESENTATIONS

MUNICIPAL COMMISSIONS & LOCAL ORGANIZATIONS

- **Jean Bartecki** – Community Policing Committee, Beautification Committee and Safety Committee
- **George Doeden** – Veterans' Committee, American Legion 691, VFW Post 2580
- **Jerry Gillis, Sr.** – Fire and Police Commission, Midmark Water Commission, Safety Committee
- **Helmut Lipp** – Technology Committee
- **Rita Sareny** – Friends of the Library

PUBLIC COMMENT

Carol (14433 Kostner Avenue) – She was advised at a Board Meeting that we would find the answer for the flooding in her yard and damage that was done in her home and noted that a company would be contacted to prepare an estimate for the damages. She wanted to know what the status was. Mayor L'Heureux advised that he is still working with our staff to find a solution.

Rita Sareny – She wanted to make a plea to anyone who might know someone who would like to volunteer on their Board. The election is in April and they are looking for a Secretary and a Treasurer. If they are unable to fill the positions, they will need to disband their Commission.

Jackie Hill – At the last Rain Ready Steering Committee (Keep American Beautiful Section) one of the items they were assessing was recycling and whether there were any landfills in the area. She spoke with representatives of Republic in Crestwood and they confirmed that Republic has a Transfer Station but there are no landfills. The closest landfill she found was in Wisconsin. She asked the Board if they knew of any landfills but they did not know of any.

Helen Lekavich – This is the third season of the Rain Garden and there are problems at the north end of the Garden. In the first season they put in parking blocks. We now have gravel six feet into

the rain garden and pushed all ten parking blocks into the garden. She showed pictures and explained what will now need to be done in order to repair the garden. She was disappointed in who was plowing the parking lot and wanted to get this rectified. Mayor L'Heureux advised that he spoke with the VFW and let them know what was needed to be addressed and fixed. He was assured that there will be individuals there to clean out the gravel and make other repairs. Superintendent DeSimone suggested signage to be put up noting that the area is a protected area, which works on golf courses and wetlands, and may be an idea. Mayor L'Heureux advised that it would be cleaned up first and then signs and posts be put in later.

Trustee Kreis – She asked Trustee Ivan if the audit was completed. He advised that we are waiting on the final version of the 2015 audit and Treasurer Britton advised that we received a draft today. Trustee Kreis then advised that the audit was needed for the National Fish and Wildlife Foundation.

CONSENT AGENDA

Mayor L'Heureux read the items on the Consent Agenda.

1. Approval of List of Bills.
2. Approval of Committee Meeting Minutes for December 20, 2017.
3. Approval of Board Meeting Minutes for December 27, 2017.
4. Approval of Committee Meeting Minutes for January 3, 2018.
5. Approval of December 2017 Treasurer's Report
6. Approval of December 2017 Department Reports
 - a. Building Department
 - b. Fire Department
 - c. Health Department
 - d. Police Department
 - e. Public Works Department
7. ~~Approval of the draft Redevelopment Agreement with Cuzins.~~
8. Approval to hire Hastings Air Energy Control to repair the Plymovent Exhaust System for Fire Station 1 and Fire Station 2, not to exceed \$2,551.72.
9. Approval to purchase the fully equipped 2018 Ford Police Interceptor Vehicle from Currie Motors not to exceed \$36,571.00.

Mayor L'Heureux asked if there were any items to be removed from the Consent Agenda. Trustee Caveney asked that Item #7 – Approval of the draft Redevelopment Agreement with Cuzins be removed and be discussed under Trustee Kreis' business.

Motion to approve the Consent Agenda without Item #7 (Approval of the draft Redevelopment Agreement with Cuzins) was made by Trustee Ivan and seconded by Trustee Caveney.

Discussion: There was no further discussion.

Roll Call: Voice Vote: Ayes: Trustees Ivan, Caveney, Crowley, Gillis, Killelea and Kreis. Nays: None. Motion carried.

Mayor L'Heureux was pleased to announce that we are now in compliance with the Illinois Open Meetings Act and up to date with our Minutes.

COMMUNITY DEVELOPMENT

Trustee Kreis reported on the following:

- Approval of the draft Redevelopment Agreement with Cuzins – Trustee Caveney noted that since there are a few blanks in the document, she asked Attorney Valadez to add the watermark “Draft” so that the developer understood that the RDA is a draft document. In Recital L, Attorney Valadez added the statement “In addition, they plan to provide parking and landscaping on the premises” and asked that this should be changed to “subject property” to keep it consistent in the Agreement and he agreed. Trustee Killelea had questioned in Recital Q3 the statement relative to replacing the existing roof. Trustee Caveney commented that this was added since we do not know the age of the building or roof and it has been vacant for such a long time. We are also not sure when or if the Building Department or any Department has completed an inspection. The rest of the document indicates that they are required to update some mechanicals in the building and thought that the roof should be addressed also. Trustee Gillis commented that this would be covered under Building Codes and Ordinances. We have never asked anyone to put a new roof on. We are asking them to follow Building Codes and Ordinances which means the roof has to be in shape. Superintendent DeSimone advised that since this is a commercial property, we would want a licensed roofer to give us certification of the roof life expectancy. He confirmed that when he is doing an inspection on a commercial business and sees any sign of leakage, he would call in a licensed roofer. He further advised that the initial walkthrough can be requested and a certified licensed contractor certifies all of the mechanicals. There was much discussion by the Board. Attorney Valadez commented that this RDA provides numerous incentives for the developer but we are making sure that developer does what he plans to do even though we have not seen anything from the developer. Superintendent DeSimone suggested a pre-permit inspection or walkthrough where we would have a report of the identifications that we have made (HVAC is outdated at this time, roof is showing signs of breach and leaking, etc.). The Village could create a comprehensive report and we can get all of our Code Inspectors in and complete a thorough inspection of the storefronts. After further discussion, it was decided that the requirement would be removed and we would follow the international building codes and ordinances. Attorney Valadez advised the Board could make a motion to amend the RDA. Regarding licensing, Dennis Suglich or DEB Entertainment, will be on the business license. Trustee Kreis asked that total cost of the improvements be deleted and delete the sentence about the number of employees. Trustee Crowley advised that she was not comfortable to sign any agreement that has blank spaces. Attorney Valadez again noted that the Board is passing a RDA in which there has been no presentation from the developer. All we have is a two-paragraph description of the project that promises things in the RDA. The reason the RDA has provisions is because the developer has to convey to the Village how much money he is talking about investing into the property. It was also discussed that three new businesses would be operating and there would be several employees there, but we are unsure how many. Our Village Code provides the requirements for sprinklers and the amount of people that can be in the building to be compliant with the sprinklers. The Board should be concerned. However, this will be the same owner that owns the bar to the right, owning a café in between, owning the banquet facility next to another bar in which everything except the Cuzins that is there now and we will not be able to determine the

amount of people on the premises. He thought that sounded very difficult to comprehend and that is why the amount of people descriptions should be in the redevelopment agreement. He believed this was a great opportunity. The Land Bank involvement turns two properties into functioning business, which is a great thing and should be explored. However, there are representations being made to the Village Board that seem somewhat difficult to achieve when looking at the property, so he completely understood the Board's concerns. He further noted that the property will take a substantial rehab and will be difficult to do all of the things that are promised to the Village with the current state of the property. That is why the amount of the investment is stated and number of employees to be on the premises was put in there so we can get a better idea as to whether or not those businesses will be operating with under 40 people on a regular basis. Trustee Crowley asked if we could put in a sentence that "prior to the execution of the document, the developer will provide the Village with the number of employees and the total cost of improvements to the subject property". Trustee Crowley still was uncomfortable to leave blanks in the RDA. Trustee Ivan still believed that there was nothing in the RDA to handle the parking situation. Trustee Crowley asked Trustee Kreis if she was comfortable with the developer, what they say they are going to do with the property, and that they will get the property in their name. Trustee Kreis advised that the developer is a proven commodity, as we see through Cuzin's and he completed the same kind of transaction in Blue Island and it is successful. Her focus is redeveloping our TOD area. She believed that the way the RDA was written, there were protections. There will also be a Deed Restriction Agreement with the Land Bank as well. She believed this was a very positive move for the Board. The Land Bank would not be working with the developer if he did not do what he said he was going to do in Blue Island.

Motion to approve the draft Redevelopment Agreement for the properties at 3642 and 3646 W. 147th Street with the noted verbal changes spoken here tonight was made by Trustee Gillis and seconded by Trustee Caveney.

Discussion: There was no further discussion.

Roll Call: Voice Vote: Ayes: Trustees Gillis, Caveney, Crowley, Killelea and Kreis. Nays: Trustee Ivan. Motion carried.

- South Suburban Land Bank and Development Authority – She attended their meeting on Monday. The Land Bank has the Deed to the properties at 3642 and 3646 W. 147th Street and are in a position to move forward.
- Superintendent DeSimone was in Court last Thursday regarding 3352 W. 147th Street. On March 6th the South Suburban Land Bank will have a Judicial Deed for this property.
- Regarding 14712 Pulaski, the Land Bank will be in Court that same day on a motion for default and a prove up. Superintendent DeSimone will be in Court on that day also.
- The Land Bank voted to accept Crete, Will County, Burnham and the Village of Tinley Park. There are now more than 40 towns participating.
- The Land Bank is pursuing the Kedzie Avenue property since the property qualifies. They wanted to make sure there were no tenants and she assured them there was none. She advised that the Building Department had provided volumes of documentation that will be forwarded to the Land Bank. She also noted that they could try for a demolition order also.

- The Natalie Creek Meeting was held on Thursday. She was looking for grant opportunities and found the Invest in Cook application, which opened on January 19th. She has been communicating with our partners in Crestwood and will advise at the next Committee Meeting of the outcome. We are hoping to receive ITEP funding.
- Rain Ready/Keep America Beautiful Meeting – Jackie and Rita did a ton of work and she also wanted to thank the Department Heads who attended. Jackie advised that she incorporated all the comments that were made into the assessment document. She is waiting for clarification from Superintendent DeSimone on the international codes pertaining to rubbish and garbage. The last two documents will be submitted at the end of the week.
- She received another grant opportunity and will advise the Board at the next Committee Meeting.
- The Veterans Committee met last night and will update the Board at the next Committee Meeting.

FINANCE

Trustee Ivan reported on the following:

There are seven policies that have been previously passed. Changes were made to the Preamble paragraph to include the special orders that both departments issue to their Union representatives.

- Motion to approve 15-1 Reporting of Fatalities and Hospitalization Incidents to the Illinois Department of Labor Policy was made by Trustee Ivan and seconded by Trustee Caveney.

Discussion: There was no further discussion.

Roll Call: Voice Vote: Ayes: Trustees Ivan, Caveney, Crowley, Gillis, Killelea and Kreis.
Nays: None. Motion carried.

- Motion to approve 16-1 Performance Management Evaluations Policy was made by Trustee Ivan and seconded by Trustee Caveney.

Discussion: There was no further discussion.

Roll Call: Voice Vote: Ayes: Trustees Ivan, Crowley, Caveney, Gillis, Killelea and Kreis.
Nays: None. Motion carried.

- Motion to approve 17-1 Discipline Policy was made by Trustee Ivan and seconded by Trustee Gillis.

Discussion: There was no further discussion.

Roll Call: Voice Vote: Ayes: Trustees Ivan, Gillis, Caveney, Crowley, Killelea and Kreis.
Nays: None. Motion carried.

- Motion to approve 17-2 Personal Appearance Standards Policy was made by Trustee Ivan and seconded by Trustee Kreis.

Discussion: There was no further discussion.

Roll Call: Voice Vote: Ayes: Trustees Ivan, Kreis, Caveney, Crowley, Gillis and Killelea.
Nays: None. Motion carried.

- Motion to approve 17-3 Requests for Proposals Policy was made by Trustee Ivan and seconded by Trustee Killelea.

Discussion: There was no further discussion.

Roll Call: Voice Vote: Ayes: Trustees Ivan, Killelea, Caveney, Crowley, Gillis, and Kreis.
Nays: None. Motion carried.

- Motion to approve 17-4 Outside or Self-Employment Policy was made by Trustee Ivan and seconded by Trustee Caveney.

Discussion: There was no further discussion.

Roll Call: Voice Vote: Ayes: Trustees Ivan, Caveney, Crowley, Gillis, Killelea and Kreis.
Nays: None. Motion carried

- Motion to approve 17-6 Ex Parte Communications Policy was made by Trustee Ivan and seconded by Trustee Crowley.

Discussion: There was no further discussion.

Roll Call: Voice Vote: Ayes: Trustees Ivan, Crowley, Caveney, Gillis, Killelea and Kreis.
Nays: None. Motion carried

FIRE DEPARTMENT

Trustee Gillis reported on the following:

- He provided an overview of the December Fire Department Report submitted by Chief Hotwagner. There were 133 emergency medical calls, 51 were ALS and 39 were BLS. Of those calls 66 were from our residents, 43 were refusals and 24 were non-residents. During the month, there was a total amount of \$83,600 billed and \$20,659.29 collected. For the fiscal year so far, there has been over \$500,000.00 billed and over \$250,000.00 collected. There were 1,700 manhours expended during the month which included about 800 manhours of emergency response, 850 hours training, 40 hours of well maintenance, 40 hours of equipment repair maintenance and 20 hours of building maintenance. Total calls for the calendar year 2017 was 2,459 calls. During the month, 361.5 gallons of unleaded fuel were used at a cost of \$2.22 a gallon and 145.8 gallons of diesel fuel were used at a cost of \$2.51 per gallon.
- Chief Hotwagner had advised both he and Mayor L'Heureux of a tax break incentive that the International Association of Fire Chiefs shared for retrofit of a sprinkler system tax break which was recently passed. Under this new law, any sprinkler system installed (commercial or residential) after September 27, 2017 and until December 31, 2022 and the property owner will be able to write off the full cost of the sprinkler system. After 2022, it will decrease and in 2023 it will be 8% and then every year thereafter it decreases by 20% until the year 2026. This will be a huge tax incentive break for businesses.
- The Fire Department is working on a few grants. One is a small equipment grant to help with the need for equipment to take care of washing and drying the turnout gear to keep the carcinogens to a minimum so they are not contaminating other clothing they use. The second grant is for turnout gear. Both grants are due by the end of February.

- The Historical Society is working on putting together a new group known as the Midlothian Memory Clippers. They are hoping to attract younger individuals to get them involved with the history of Midlothian so we are not just relying on the senior core of people currently running the Historical Society. They are hoping to start this the end of April. One of the projects is putting a flag together and they will speak with the Community Service Committee to get them involved.

BUILDING DEPARTMENT

Trustee Caveney reported on the following:

- Monthly Department Report for December – The Building Department issued 38 permits for a total fee income of \$7,245.00.
- Blueberry Hill Update – Attorney Valadez drafted a letter regarding their non-compliance to the agreement to have the sprinkler system installed. Plans were delivered for the sprinkler system today. Superintendent DeSimone advised that he did not have a date for construction at this time. He has been communicating with Public Works regarding the water tap which will need to be done first and hopes to have a guestimate by tomorrow.
- Cheers Update – Superintendent DeSimone advised that both he and Chief Hotwagner have been in contact with the company that monitors the existing fire alarm system. They have not confirmed that the sprinkler system is connected to the fire alarm system, but he will call tomorrow.

PUBLIC WORKS DEPARTMENT

Trustee Killelea reported on the following:

- Monthly Department Report for December – Public Works participated in the holiday parade and Village Green ceremonies. They put up trees, decorations and lighting. Trees were trimmed, street sweeping and pot holes were filled. There were a number of times that they had to snowplow and salt our streets, as we know. They completed alley cleanup, mowing, leaf pickup, and fleet maintenance. There were 16 shutoffs, 3 B-boxes, there were 8 water service meter issues (shutoffs and turnons), there was one water main break on December 18th on 151st Street and they also cleaned the storm grates for the creek often. It was a very busy month.

POLICE DEPARTMENT

Trustee Crowley reported on the following:

- Monthly Department Report for December is available on the website.
- She attended the Age Options Legislative Office on Friday for a meeting, along with Trustee Ivan, Trustee Caveney and Chief Delaney. They received special pins which note “I love older adults” and it is an initiative by Age Options, which is the agency that distributes funds throughout the state for senior citizen programs. They are asking elected officials, agents, social service providers and individuals in advocacy efforts to wear them throughout the year to show their support and bring attention to the fact that we have seniors or older adults in our communities that need these programs and we are willing to support them. The meeting was

very informative and they brought back a lot of useful information and programs we are hoping to include in our senior service unit.

- She spoke with Marsha Amrein from our School District, who has participated with our Social Service Committee that the grammar schools of Midlothian are going to do a fundraiser for the Animal Welfare League through the month of February. The students will collect donations that are needed to help support our local animal shelter. At the end of February, the Animal Welfare League will pick up the certificates and donations and provide information to the students. Superintendent Sparrey then advised that the Animal Welfare is not taking in strays at this time due to kennel cough, so we will need to find another animal shelter. Jean Bartecki (from the audience) said that she contacted our local Cook County Animal Control Officer and he advised that dogs only can be brought to the Animal Welfare on 63rd and Wabash.
- Water Billing – She received some questions from residents regarding the senior water bill exemption. One of the questions was if the people receiving their bill by email receive all of the messages. Treasurer Britton confirmed that they do receive the same messages. Another question was if someone has a comment or question about the water bill, usage of the water or if their water bill has increased dramatically, who should they contact. Treasurer Britton advised that they can call the Water Department and we can run a leak log over the phone. If we can't find anything, such as spikes in the water usage, then we call Public Works and have them research this. One of the suggestions to the resident or owner is to use food coloring in their tank which will show any leakage and most of the time it is usually a leaking toilet unless they see water running out of a pipe. A leaking toilet can use as much as 250 gallons an hour. She advised that the resident should call the front office. Superintendent Sparrey advised that meters can be inspected also. They would be sent to an independent contractor. However, if there is nothing wrong with it, they will have to pay for the inspection which he believed was \$50.
- The Police Department will be hosting in the Spring a Safety Installation Day. We now have certified officers that can install child safety seats.
- The Police Department will be hosting a Child Identification Day in the Spring in which Midlothian residents will be able to come in, have their children fingerprinted, swabbed in which they will keep for identification if every needed.
- IT Updates – Met with Proven on Monday night and we are working on a number of incentives to streamline a lot of processes and make sure we do not have duplication of data entry. Treasurer Britton is looking over the documents that they provided and will have an update on the presentation and the approval of the contract to move forward with the fiber optics, copiers and telecommunications.

DEPARTMENT HEADS

Chief Hotwagner reported on the following:

- The Fire Department responded to a lot of auto accidents this morning with the bad ice; approximately six or seven in town and two out of town. Thankfully no injuries, just automobile damage.

Chief Delaney reported on the following:

- The Police Department responded to 25 automobile accidents this morning, all on state thoroughfares. Chief Delaney also thanked Public Works for doing a great job with the side streets even with the shortage of salt trucks. There was one overturn on Cicero single car accident which took out one fire hydrant.

Superintendent DeSimone had nothing to report.

Superintendent Sparrey reported on the following:

- He had one resident sign their temporary easement agreement on Friday.

Engineer Nagle reported on the following:

- RTA Grant for sidewalk/pedestrian street lighting – He received notification from IDOT that they do not want to see banners on five of the light poles closest to the railroad crossing. We will still receive 22 light poles with banners on them. The plans are due in January and were submitted and will receive bids in March. We will need to decide what the banners will look like and how many we want. Trustee Ivan noted that it was suggested that we have a contest to ask Village residents to come up with a design for the banners. The Beautification Committee would then make a recommendation and present to the Board. Trustee Kreis suggested the local businesses be able to have their name displayed on the banner and there would be a fee.
- Ground Reservoir – We would like to take bids on February 24 so he will be asking Clerk Moskal to advertise for the project.
- IEPA low interest loans – We submitted two applications that the Mayor signed. This may put the Village in a position to receive funding through President Trump’s infrastructure program. This will also give us the ability to be on this year’s project list and take advantage of low interest loans at low as 1.7% and could possibly be lower if the area we service is low to moderate income.
- Trustee Killelea contacted him last week and asked him not work on the MWRD or CDBG grant until he has had conversations with the Board. He further explained that in the event we do receive the grant then the design fee will be discussed. If we received the grant then there is no cost for the application. The Board then asked him to proceed.
- A couple of weeks ago, he was attempting to set up a meeting with MWRD, President David St. Pierre, which has been set up, to talk about expediting the MWRD stormwater project on Natalie Creek.

Treasurer Britton had nothing to report.

LEGAL BUSINESS

Attorney Valadez had nothing to report.

PRESIDENT’S BUSINESS

Mayor L’Heureux reported on the following:

- He put a copy of the report he received from the Park District on everyone’s desk and asked the Board to review the report and this will be discussed at the next Committee Meeting.

- Catholic Charities and the Arch Dioces of Chicago is hosting its 20th Annual Helping Hands Dinner at Silver Lake Country Club in Orland on March 3rd.
- Pace Bus has advised that Route 354 (147th Street) bus stop sign has been changed. Pace is currently converting all bus routes to Post It Stop Only Operation (you will only be able to get on or off the bus at these locations).

CLERK'S BUSINESS

Clerk Moskal had nothing to report.

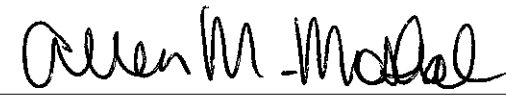
CLOSE OF BUSINESS

There being no further business, Mayor L'Heureux made a motion to adjourn the Board Meeting. Motion made by Trustee Crowley and seconded by Trustee Kreis. Voice Vote: Ayes: Trustees Crowley, Kreis, Gillis, Ivan, Caveney and Killelea. Nays: None. Motion carried. The Board Meeting adjourned 8:32 p.m.

Respectfully submitted:



Maria Kolacki, Deputy Clerk



Allen Moskal, Village Clerk