

**VILLAGE OF MIDLOTHIAN
BOARD MEETING MINUTES
FEBRUARY 13, 2019**

Mayor L'Heureux and the Board of Trustees met in the Council Chambers at the Village of Midlothian on February 13, 2019. The meeting began at 7:00 p.m.

CALL TO ORDER

ROLL CALL

Present: Mayor L'Heureux, Clerk Moskal, Trustees Crowley, Ivan, Killelea and Kreis, Attorney Valadez, Chief Delaney, Chief Hotwagner, Superintendent Sparrey, Engineer Nagle, Treasurer Britton and Deputy Clerk Kolacki. Trustees Caveney and Gillis were absent.

PLEDGE OF ALLEGIANCE

Moment of Silence for Our Fallen Veterans

MUNICIPAL COMMISSIONS & LOCAL ORGANIZATIONS

- **Rita Sareny** – Keep Midlothian Beautiful and Friends of the Library
- **Helmut Lipp** – Technology Committee
- **George Doeden** – Veterans' Committee, American Legion 691, VFW Post 2580

PUBLIC COMMENT

Dennis Suglich (3636 W. 147th Street) – He is the owner of Cuzins and completely rehabbed the property and the Village was extremely cooperative with him. In 2015 he was approached by the South Suburban Land Bank to purchase properties (3640 to 3648 W. 147th Street). The development of a Wine Bar had been discussed and a Redevelopment Agreement was created. Since then, there have been many delays and issues. Building permits were needed to submit to the County for incentives and programs but were difficult to obtain. We needed to get things up to Code but there were many non-Code issues that were brought up and the Building Department would not issue the building permits. They then worked things out and received the building permits after a long delay and the project began. Extensions were needed for building permits and was then informed that the RDA needed to be reviewed again to make sure that they were in compliance and all dates are being met. The building permits were eventually received. He was then denied to pick up the fire alarm permit, but after a delay, were able to work things out again. He was then approached about the patio in the back of Cuzins and was informed that the beer garden and patio would be closed down since they did not obtain a special use permit. Then there were issues with the sign and problems again with permits. He is concerned that the Village does not want to cooperate with him and that there is an agenda out to shut down the businesses since it was not like this before. He did note, however, that the staff in the Village are outstanding and have assisted him as much as they could. Mayor L'Heureux commented that he was sorry he was going through these experiences and delays and we do want his business in Midlothian, but we are not trying to shut anyone down. He explained that we have hired a new Building Superintendent with more than thirty years' experience and noted that there are a number of issues in town with other businesses regarding building codes, beer gardens, renovations, etc. and this is not directed towards his business individually. We are just enforcing the Codes.

CONSENT AGENDA

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

1. Approval of Ordinance #2012 Authorizing Disposal of Personal Property Owned by the Village of Midlothian.
2. ~~Approval to Execute Proposal for Phase 1 Engineering Services with Terra Engineering for the Natalie Creek Trail.~~
3. Approval to Execute Engagement Letter with Denzin Soltanzadeh LLC for the Kedzie Property.
4. Approval to Purchase of a 2019 Sedan Police Interceptor for the Police Department in the Amount of 32,050.00 and Which Has Been Budgeted For.
5. Approval for Firefighter/Paramedic Klimson to Attend Fire Officer 1 Class Series for a Total Cost of \$1,680.00.
6. Approval for Firefighter/Paramedic Gorski to Attend Fire Apparatus Engineer Class for a Total Cost of \$450.00.
7. Approval of the Committee Meeting Minutes for December 19, 2018.
8. Approval of the Special Board Meeting Minutes for December 26, 2018.
9. Approval of the Board Meeting Minutes for December 26, 2018.
10. Approval of the Committee Meeting Minutes for January 2, 2019.
11. Approval of the Board Meeting Minutes for January 9, 2019.
12. Approval of the Committee Meeting Minutes for January 16, 2019.
13. Approval of the Board Meeting Minutes for January 23, 2019.
14. Approval of List of Bills

Mayor L'Heureux asked if there were any items to be removed from the Consent Agenda. Trustee Kreis asked that Item #2 be removed and discussed under her business.

Discussion: Trustee Kreis asked about the Lauterbach and Amen invoice which was for 48 hours at \$100 per hour for a total of \$4,800 and asked if this was outside the scope of the audit and if so, what were the 48 hours for. Treasurer Britton advised that some of the fee was outside scope of the audit but was for the fixed asset schedules, updating the property tax schedules, and two bank reconciliations were finalized. Trustee Kreis asked if this was work that could have been performed by us. Treasurer Britton advised that it was work we did not have time to perform. There was no further discussion.

Motion to approve the Consent Agenda without Item #2 was made by Trustee Ivan and seconded by Trustee Crowley.

Discussion: There was no further discussion.

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

COMMUNITY DEVELOPMENT

Trustee Kreis reported on the following:

- The Terra Engineering Proposal was removed from the Consent Agenda since there will be some additional changes to the Proposal. She will forward the updates to everyone for review.

- Tomorrow both she and Superintendent Sparrey will be meeting with Kate Evasic, a representative from School District #143 and Dominic Egizio from the Park District regarding the Stormwater Management Capital Plan.
- On Friday at 11:00 a.m. both she and Superintendent Sparrey will be meeting with the Calumet Corridor Soils Group led by Mary Pat McGuire from the University of Illinois and students who are interested in Jolly Homes.
- The next Keep Midlothian Beautiful Meeting will be held on February 21st at 12:00 p.m.

FINANCE

Trustee Ivan reported on the following:

- He thanked Superintendent Sparrey and his team that took care of the 30 feet of pipe that collapsed on St. Louis Avenue. Superintendent Sparrey noted that it was not completed, but a contractor would be coming out tomorrow to complete the work.
- He asked everyone to look at their chairs to see where the wheel housing was on their chair and that they may or may not have a column that sticks out below the wheel housing. If it sticks out below the wheel housing, the chair is broken. He asked that they let him know since he will be replacing the wheel parts.

FIRE DEPARTMENT

Trustee Gillis was absent.

BUILDING DEPARTMENT

Mayor L'Heureux reported on the following:

- Superintendent Weinert will be attending the Flood Plain Management Class on the East Coast in March. He will be our Flood Plain Manager after completion of the classes.

PUBLIC WORKS DEPARTMENT

Trustee Killelea had nothing to report.

POLICE DEPARTMENT

Trustee Crowley had nothing to report.

DEPARTMENT HEADS

Chief Hotwagner reported on the following:

- He reminded the residents to check their furnaces to make sure they are working correctly since we have had such cold weather. There have been a few fires last week due to furnaces.

Chief Delaney had nothing to report.

Superintendent Sparrey reported on the following:

- The Creek Project have meetings every two weeks. Nothing has been started at this time but he hopes to clear the pond area between Kostner and Kilbourn within the next three or four weeks. He is also hoping that they continue to give him two weeks' notice so that it can be placed on the website and our Facebook. Everyone within 500 feet in the contract will also receive handouts.
- Mayor L'Heureux advised that both he and Superintendent Sparrey attended a meeting in Crestwood with Bremen Township, MWRD and the Engineering Company. They are looking to go to the engineering phase, which will be a shared match between Crestwood, Midlothian and Bremen Township. Our share will be just under \$20,000 to get the engineering completed for the Tributary C Flood Mitigation Project. It runs through the Midlothian Country Club. Superintendent Sparrey believes he has budgeted money to cover the match. We will be receiving a letter or IGA from Crestwood for our signature. Trustee Kreis asked how many homes were affected by this project. Superintendent Sparrey advised that it was a small number of homes, but the bulk of the project will benefit us. The project was requested by Bremen Township. He explained that the pond will be enlarged on 143rd and Linder Avenue, changing the grade and reconstruct the bridge to the Turnpike. The subdivision off the Turnpike, Billy Casper Lane, Maple Lane and the Country Club will all benefit from the project. She was concerned since we are trying to follow the Rain Ready Plan and have priorities. He noted that this was not our project but was already in the works. Trustee Kreis thought we should only be responsible for operations and maintenance and was concerned since they are looking for municipalities to put up a match. This will be further reviewed.

Engineer Nagle reported on the following:

- Information from Access to Transit was received and they are looking for additional data on costs. If this is approved by CMAP funding, we may be able to work on this project by the summer with construction occurring next year. This was a \$716,000 grant and is the trail behind this building.
- CDBG-DR (Community Block Grant Disaster Recovery for Jolly Homes – Design Engineering) – We received information that the project looks very good and they will fund at least \$400,000 of it. For the construction portion, he asked if it was OK to put the project on a capital bill project for the account and we said yes. Trustee Kreis noted that the \$400,000 will be to engineer the solution and he confirmed this. The match will be \$50,000. He believed we should include both paths and put the pond in.
- Iroquois Paving will begin work about April 15th.

Treasurer Britton had nothing to report.

Deputy Clerk Kolacki had nothing to report.

PRESIDENT'S BUSINESS

Mayor L'Heureux reported on the following:

- He previously brought to the Board the Diliberto Real Estate Services Agreement. He was able to renegotiate the cost down to \$19,000. He believed it was worth the money to invest for ourselves. Trustee Kreis had asked for examples of marketing plans, projects and brochures from other towns. Mayor L'Heureux advised that he forwarded the request to Frank this afternoon but did not have the information yet. He will ask for approval of the Agreement at the meeting next week. Trustee Kreis asked if a presentation could be made by Dilleberto and Mayor L'Heureux agreed.

- He will be attending the South Suburban Economic Development Forum with Cook County Commissioner Donna Miller in Alsip on February 28th.
- Comcast Z Living HD will cease operations on February 1, 2019 and will not provide programming.
- The Chicago Southland Convention and Business Bureau will have their annual April Food Day Collection 2019 from March 18th through April 18th.

LEGAL BUSINESS

Attorney Nick Valadez reported on the following:

- He advised the Board that there will be discussion at the next meeting for the adoption the International Mechanical Code and International Fuel Gas Code. The adoption of the Codes will be good reasons to open discussions during Public Comments regarding the regulation and enforcement codes to the businesses within the Village. He wanted everyone to know that he has spent a lot of time with the new Building Superintendent to discuss the implementation and adoption of the Codes. We are adopting the Codes to put the Village in best practices in terms of regulations and requirements and will have impact on how the Village is perceived. Enforcement of the Codes, the review of the RDA and Special Use documents by a Superintendent have lacked in enforcement over the years and has led to a situation that the new Superintendent is trying to address. The Superintendent has walked into the Wild West of municipal enforcement regarding signs, enforcement of the ADA, building codes, special use codes, smoking and vaping codes. He is trying to update the Village Codes to get the most modern codes and enforcements in place. The Fire Chief and Building Superintendent are always trying to enforce Village ordinances and the Village Code. We are also finding out is that the Village is being forced to litigate tens of thousands of dollars to enforce our Codes. We have a reputation of being lax in enforcing the Codes, but the Superintendent and Fire Chief are only enforcing the Codes as written. To say that the Village has been unreceptive or has taken any action to discourage a business from opening does not conform with the objectives of the Department Heads.

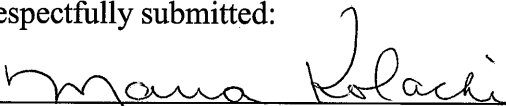
CLERK’S BUSINESS

Clerk Moskal had nothing to report.

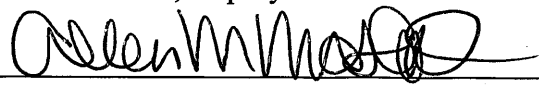
CLOSE OF BUSINESS

There being no further business, Mayor L’Heureux asked for a motion to adjourn the Board Meeting. Motion made by Trustee Kreis and seconded by Trustee Crowley. Voice Vote: Ayes: Trustees Kreis, Crowley, Ivan and Killelea. Nays: None. Motion carried. The Board Meeting adjourned 7:48 p.m.

Respectfully submitted:



 Maria Kolacki, Deputy Clerk



 Allen Moskal, Village Clerk