

VILLAGE OF THORNTON, COUNTY OF COOK

MINUTES OF THE COMMITTEE MEETING – MARCH 2, 2015

CALL TO ORDER

President Kolosh called the Committee Meeting to order at 7:02 p.m.

IN ATTENDANCE – President Kolosh; Trustees Kaye, Hudson, Ehlers, Pisarzewski, Kolosh, Atkinson; Recreation Director Dunlop; Assistant Public Works Superintendent Roberts; Police Chief G. Beckman, Fire Chief Habecker; Building Commissioner Oberman. Also in attendance: Administrator D. Beckman; Attorney S. Dillner.
Absent: Engineer Hus.

PUBLIC COMMENT

President Kolosh asked for public comment. There was none.

COMMITTEE REPORTS

Clock Tower Repair – Trustee Hudson stated the clock at the four corners needs major repairs. It was installed 13 years ago. He is suggesting the Board approve the second option on the proposal which includes a time piece, motor, new hands, new drive, rods, dial, gears and new master clock controller. This upgrade would also automatically allow the clock to update itself if there was a power outage and would reset in spring and fall. The cost, including shipping, installation and a 3-year warranty, is \$5,845. This repair can be paid for from the Downtown TIF.

Generator Repair – Trustee Hudson reported the generator outside the window behind the Village Hall also needs repair. The generator supplies emergency power for city hall and the doors of the fire station. The cost for this repair is \$2,972.11. Trustee Pisarzewski stated that he spoke with a technician from Alternative Energy who commented the transfer switch looks like it was hit by lightning so the Village might be able to submit this as an insurance claim.

Tri-State Disposal Contract – Trustee Pisarzewski introduced Jeff Germany from Tri-State Disposal who presented the reasoning behind the increased rates contained in the contract renewal. He mentioned a CPI increase of 4 percent; annual wage increases every year and health benefits went up drastically. Additionally, disposal costs have gone up 5-7 percent and insurance went up about 7-8 percent.

President Kolosh commented the Village is looking at Option 2, which would include a larger recycle bin. The Village has received no complaints from residents regarding Tri-State. This contract would be for the term of five years. Attorney Dillner stated, with the Board's direction, he can draft a contract for the next meeting.

ENGINEER'S REPORT

Engineer Hus was not present. Administrator Beckman stated Engineer Hus called CSX about the road at the railroad crossing and will continue to follow up.

ATTORNEY'S REPORT

Soltis Family Distillery Inducement – The Soltis Family previously appeared before the Board and presented what their plans are for the old brewery facility. The Board voted to grant them a Cook County Class 6B Resolution. There has also been some talk about creating a new TIF for that area. The Industrial TIF has now expired, and the Downtown TIF will expire in 2017. There is an inducement resolution on the Committee agenda for Board discussion only.

Attorney Dillner reported to create a new TIF will take about four months. An inducement resolution allows eligible redevelopment expenses under TIF that are incurred prior to actually signing a contract to be included. The nature of the brewery and their business is the spirits need to be first distilled and then stored. Plans are to have it made and stored in Thornton. They have already applied for the licenses from the state and federal governments for manufacturing. Their initial plan is to get the distillery portion going prior to their retail or wholesale projects. It's unusual to do an inducement resolution prior to having a TIF in place; but it only states they are talking with a developer regarding this project and are in the process of putting together an agreement. There may be more info at the next Board meeting.

Discussion was had by the Board regarding the potential TIF. Administrator Beckman stated it is planned to connect the new TIF to the Downtown TIF to be able to transfer money between the two. Attorney Dillner reported there are certain criteria in place for properties to be included in a TIF. Part of creating the TIF is to evaluate the area and see if they fit within the criteria. The idea was to have this new TIF abut the existing Downtown TIF. As far as extending the life of the Downtown TIF, TIFs are good for 23 years. They can be extended for an additional 12 years. The Board didn't proceed with any action to extend the Industrial TIF but there is some talk to possibly begin lobbying efforts to request an extension of the Downtown TIF.

Administrator Beckman asked the Board to think about all this. If any Board member has any questions or concerns, they are more than welcome to meet with him.

Hazard Mitigation Plan Resolution – Fire Chief Habecker stated this is a county-wide plan. The process began in June of 2013. It is based on federal law that came from FEMA that says, if the Village doesn't have a mitigation plan and there is a disaster, it doesn't get any federal money. The County EMA took control, hired a contractor and put together a procedure to adopt that plan; after which each of the planning partners, which are the Villages, adopt a chapter or annex. This gives Thornton the opportunity to qualify for federal funds in the event of a disaster. The Resolution before the Board is what the Village of Thornton needs to adopt to participate in this plan. Administrator Beckman thanked the fire chief for his diligence in getting this done.

Energy Settlement – Attorney Dillner reported that on the agenda for passage at the Regular meeting is an energy settlement. The Azavar audit company found the Village was entitled to \$28.47. This settlement agreement calls for payment of this amount.

ADMINISTRATOR'S REPORT

Water Meter Reader Replacement – Administrator Beckman stated the water meter reader is a device used by the Village to get water readings from the residences. The device should have been replaced three to four years ago; and it finally went out. The Village is currently using a loaner from the company, but it needs to be replaced which will cost \$5,495. This price also includes some software and connection upgrades to our current computer system. This device will be compatible with any new system the Village may move forward with.

Upon questioning by the Board, Administrator Beckman clarified the actual auto gun needs to be repaired; and the hand-held device needs to be replaced.

MCSI Contract – Administrator Beckman reported the new MCSI Contract will reduce the Village's rates. Currently, MCSI keeps 40 percent of the moneys they collect which is going down to 35 percent. Also, the current contract does not contain the comptroller debt recovery of which they were charging Thornton 17 percent because it was not part of the contract. In this contract, the rate will be 15 percent. This company puts all the data bases together and assists us in communicating successfully with the State of Illinois comptroller's office for debt recovery.

Administrator Beckman reviewed the procedure by which collections are processed. These collections are only for police citations. Trustee Atkinson stated the contract gives MCSI the sole right to do collections. The Village can't do anything once it's turned over to MCSI and they have the ability to compromise or negotiate a settlement; but it can't be less than 50 percent. If the adjudication software company takes at least 25 percent, and MCSI takes 35 percent, the Village is losing money.

Administrator Beckman commented, since the Village has gone to the adjudication process, the fine revenue that the Village receives has more than quadrupled. So the Village is not losing money. The important thing is the Village has to have a collection agency. The rate they are charging Thornton is going down. Currently, with income taxes being collected, the Village could lose two percent of at least \$100,000 if this contract is not signed tonight. Trustee Atkinson is asking that, in paragraph 5.01, their compromise can't be less than 60 percent.

Administrator Beckman will get more information from the Police Department on how much the Thornton Police Department takes in every month and things like that. For this fiscal year, we are at about \$107,000 in local fines. So we are actually not losing any money. Attorney Dillner stated MCSI only takes a percentage of what is paid, not what is entered. The important thing is, in this contract which replaces the old one, the amount MCSI is charging the Village is reduced. After discussion, a majority of the Board asked for this to be brought before the Board at the Regular meeting for a vote.

LGDF Resolution – Administrator Beckman reported Governor Rauner has made several cuts to the State’s budget including a 50 percent cut in state income tax, which for Thornton equals \$115,000. Several mayors in the area have already sent letters to Governor Rauner opposing this reduction. This resolution will also be sent off to the Governor.

PRESIDENT’S REPORT

Public Works Superintendent Appointment – President Kolosh will be asking for the formal appointment of Russ Oberman as Public Works Superintendent at a salary of \$70,000 with three weeks of vacation per year. Trustee Atkinson asked for the total salary package amount including IMRF.

Levon Proclamation – At the Regular Board meeting, President Kolosh will be asking for a motion to approve a Proclamation for John Levon.

OLD BUSINESS

No report.

NEW BUSINESS

Trustee Pisarzewski thanked Public Works for doing such a good job plowing the Village streets during the last snow storm. President Kolosh also thanked Bryan Roberts for stepping in and assuming the role of Public Works Superintendent for the last five months or so.

ADJOURNMENT

Motion by Trustee Pisarzewski, seconded by Trustee Kaye, to adjourn the Committee meeting.

All in favor.

Motion carried.

President Kolosh adjourned the meeting at 7:48 p.m.

Debra L. Pisarzewski, Village Clerk