

**July 7, 2015**

**State of Illinois  
County of Cook  
Village of Stickney**

**The Board of Trustees of the Village of Stickney met in regular session on Tuesday, July 7, 2015 at 7:00 p.m. in the Stickney Village Hall, 6533 W. Pershing Road, Stickney, Illinois.**

**Upon the roll call, the following Trustees were present:**

**Present: Trustees DeLeshe, Hrejsa, Lazansky, Milenkovic, Savopoulos, and White**

**Trustee White moved, duly seconded by Trustee Milenkovic, to approve the minutes of the previous regular session on Tuesday, June 16, 2015.**

**Upon the roll call, the following Trustees voted:**

**Ayes: Trustees DeLeshe, Hrejsa, Lazansky, Milenkovic, Savopoulos, and White**

**Nays: None**

**President Morelli declared the motion carried.**

**Trustee White moved, duly seconded by Trustee Savopoulos that the bills, approved by the various committees of the Board, be approved for payment, and to approve warrants which authorize the Village Treasurer to draw checks to pay the bills, to be signed by the authorized signers, as provided for by the Ordinances of the Village of Stickney.**

**Upon the roll call, the following Trustees voted:**

**Ayes: Trustees DeLeshe, Hrejsa, Lazansky, Milenkovic, Savopoulos, and White**

**Nays: None**

**President Morelli declared the motion carried.**

**Trustee Savopoulos moved, duly seconded by Trustee Milenkovic to pass and approve Ordinance 2015-08, "An Ordinance Regarding the Use of Motor Fuel."**

**Upon the roll call, the following Trustees voted:**

**Ayes: Trustees DeLeshe, Hrejsa, Lazansky, Milenkovic, Savopoulos, and White**

**Nays: None**

**President Morelli declared the motion carried.**

**Prior to the vote Trustee Lazansky asked for an explanation of the ordinance. Trustee White informed us that it is a municipal fuel tax of \$.04 per gallon. It affects the two gas stations we have in our town. One is on Cicero Avenue and one on 39<sup>th</sup> and Harlem. It doesn't directly affect our residents in any way. We are the only community around that does not have a gas tax. We are getting up to speed with everybody else. The prices are set regionally by Shell or whatever the name brand is. The individual gas stations don't set the price. This is another way to raise revenue**

without raising taxes on the residents; hopefully to the tune of \$10,000 per month. This will go into effect hopefully September 1, 2015. Trustee Lazansky questioned the purchasing process at the local Shell. Trustee White explained that Berwyn has a gas tax. The clerk asked the treasurer to explain the formula on the motor fuel tax. This \$.04 per gallon comes directly to us from the gas stations. This does not go to the state at all.

Trustee Lazansky moved, duly seconded by Trustee White to pass and approve Ordinance 2015-09, "An Ordinance Authorizing and Approving Certain Agreements with T-Mobile USA Tower LLC for the Village of Stickney."

Upon the roll call, the following Trustees voted:

Ayes: Trustees DeLeshe, Hrejsa, Lazansky, Milenkovic, Savopoulos, and White

Nays: None

President Morelli declared the motion carried.

Trustee Lazansky moved, duly seconded by Trustee Hrejsa to pass and approve Ordinance 2015-10, "An Ordinance Authorizing and Approving an Intergovernmental Agreement Between the Village of Stickney and Lyons Elementary School District 103 for the Village of Stickney.

Upon the roll call, the following Trustees voted:

Ayes: Trustees DeLeshe, Hrejsa, Lazansky, Milenkovic, Savopoulos, and White

Nays: None

President Morelli declared the motion carried.

Prior to the vote Trustee Lazansky asked for an explanation of the ordinance. Attorney Mike Del Galdo explained that this is an intergovernmental agreement, or a contract between two units of government. The agreement would allow the police department and designated representatives, such as police chief; deputy police chief and so on, to share information with the School District 103. It allows School District 103 to share information with the police. The information relates only with matters with public safety or safety of the students, or staff members of District 103. This is the legal mechanism for the police department and school districts to share information to make the public and students safe.

Trustee Savopoulos moved, duly seconded by Trustee White to approve the July 25, 2015 block party on 40thPlace between Home and Wisconsin.

Upon the roll call, the following Trustees voted:

Ayes: Trustees DeLeshe, Hrejsa, Lazansky, Milenkovic, Savopoulos, and White

Nays: None

President Morelli declared the motion carried.

**NEW BUSINESS:** Discussion regarding the possible formation of a Tax Increment Financing District within the Village of Stickney. Attorney Mike Del Galdo explained that over the years many communities have created TIFs or Tax Increment Financing districts. The Village of Stickney has never (to the best of his knowledge) created or considered a TIF district. A TIF district is an economic tool to spur economic development and attract developers to build things and offset costs of development.

Forming a TIF district does not in any way affect real estate taxes. It will have no impact on the residents. What it does is to redirect tax revenue. If a TIF is formed, it would freeze the Equalized Assessed Evaluation on the date of the formation of the TIF. Any new construction or development that would result in the increase of the EAV, all of that new money or the "I" or Increment in TIF, would go to the Village in a special fund instead of being distributed to the other tax levy items. It doesn't affect the residents. It just redirects how the tax money is distributed. It is a relatively lengthy and could be a costly process. The mayor wanted it to be discussed before any steps are taken to look into it. The general steps are: A study has to be done; It has to qualify under the TIF Act; It has to be an area that is blighted; You would typically do a TIF area in industrial or commercial as opposed to residential; You would hire somebody to do a study and determine if under the TIF statute if it qualifies; You would have to determine how many residential housing units are there; if over ten residential housing units are there then you have to do a separate study called the Residential Housing Unit Impact Study; This study will then be brought back to the board along with recommended boundaries as to where the TIF should be. The village gives input. However, the input is up to the village as to whether it is elected village officials or staff; There are legal steps after that such as: Adoption of ordinances, calls for public hearings. Since it is an involved process, the mayor thought it would be better to have a dialog to see if there was general interest. Then if so, to go out and identify people to can do a TIF study. It is done by TIF consultants. It would identify who they are the cost and bring it back to the board to decide if they want to go to the next step. Trustee Lazansky questioned the areas that would be looked at for a TIF. Attorney Del Galdo responded that it could be any land the village directs them to look at. The general rule would be areas logical for commercial or industrial development as opposed to residential development. He gave examples of Cicero Avenue, Pershing Road, Harlem or any other commercial or industrial areas. Trustee Lazansky questioned the cost for a consultant. Attorney De Galdo didn't want to guess. He explained that there is no vote to ask of the board tonight. If there is no opposition to looking into it, the next step is to have a village staff member, an elected official or his office to contact the three people who do it and ask them to submit a cost proposal. Then you can evaluate who you would like to work with and the amount of money you would like to spend. That would all take place at a board meeting because there would be a discussion as to how much it is going to cost. If you have someone there would be a contract that the board would have to approve. Trustee White explained that this is the first step. Attorney Del Galdo went on to summarize the necessity for public hearings, a joint review board meeting. . . .which is a representative of every taxing district that votes on whether this should be approved (this is an advisory board only and they can vote no and the village board can override); presentations are made to this joint review board members and they take a vote; studies are presented; notices go out; notices go to the paper; If homes are involved, notices go out to the residents; This is step one of the process. Then the joint review board then makes a recommendation and it comes back to the board and depending on how many housing units, if there are more than 75 housing units, it requires a separate public hearing; And the last step it the adoption of three ordinances by the village board. If the board adopts those three ordinances at the end of the legal process then as of that day the TIF district is created. That establishes the day for purposes of freezing the EAV.

**CLERK'S REPORT:** EPA information was provided concerning modifying the groundwater monitoring network at 5100 West Lawndale. Information was provided on a study of the Canadian Geese monitoring their migrations. The study will be conducted by the United States Department of the Interior and the University of Illinois. Public Works Supervisor Jeff Boyajian explained that they will be on Metropolitan Water Reclamation District property as well as the cemetery. He said that the geese will be caught and tagged.

**TRUSTEE'S REPORTS:** Trustee De Leshe gave the Fire report for the month of June, 2015 there were as follows: Ambulance calls; 54: Mutual Aid Calls; 12: Service Calls; 5: Fire Calls; 11: Hazardous Condition Calls; 0: Motor Vehicle Accidents; 4: Working Fires; 0: Brush/Trash Fire Calls; 1: Car Fires; 0: Total calls for the month of June: 87; Total calls for 2015: 533

Trustee De Leshe provided information about the June 27, 2015 we had the recycling/electronics drop off from 9:00 to 12:00. He thanked Jeff Walik and Ed Bartunek for helping out. One of the requirements was that this was for residents only.

Trustee Mary Hrejsa announced that on July 2, there was a Parks & Recreation Commission meeting posted for 7:00 p.m. None of the members of the commission were present therefore there was no meeting. There was no cancellation of the meeting.

Trustee Lazansky spoke about anonymous letter he received in his mailbox about three weeks ago. He would like to respond but there is no way for him to contact the writer. He assured them that he would keep their identity private.

Trustee Milenkovic stated that he, Mary Hrejsa and Sam Savopoulos attended a newly elected official's seminar on June 25. It was hosted by Robbins Schwartz. Topics learned in the course were given. The trustee reminded us about the collection for the troops that taking place. There is a list of suggested items in the lobby. The collection will continue on to the end of October.

Trustee Savopoulos informed us there is a stop on the police department stairs. The grant is on hold. Jeff Boyajian and he worked hard on this. They held meetings with the engineer and architect. Trustee Savopoulos mentioned a patch job.

Trustee White addressed the fact that the money that we were to receive for the park near the library is also on hold. He went on to say that out of the \$200,000 grant that was separate that we were going to use to replace the police stairs, we did spend approximately \$37,000 of \$50,000 that was received of it. They may take back what was not spent. As of June 30<sup>th</sup> they suspended that grant. All the grants were suspended.

**DEPARTMENT REPORTS:** Fire Chief Larry Meyer reported on a noisy 4<sup>th</sup> of July. There was one call of a tree being set on fire.

**PUBLIC WORKS SUPERVISOR JEFF BOYAJIAN** elaborated on the report that was previously given by Trustee Savopoulos concerning the stairs. He has been in contact

with the architect and he will be sending Jeff Boyajian some information on products that we can temperately patch the good set of stairs and maybe some of the ramp. Every day it is crumbling more. The more rain we get, the more it crumbles. On other matters, the rain is holding up the public work's crew from doing their normal summer maintenance such as painting. The grass is keeping them busy. Street sweeping continues. He mentioned that the 3900 block of Oak Park will be having a large tree cut down.

**POLICE DEPARTMENT REPORTS:** Deputy Police Chief Rich Jaczak announced that on June 20, they started acting on their JAG grant that the board approved at the previous meeting. It was broken up into three sections, all for overtime. One portion was for Tactical, one portion was for traffic and one portion was for investigations. The totals are as follows:

**Traffic Unit:** 43 traffic stops, 47 citations, 2 Village ordinance tickets, 1 misdemeanor arrest, 1 cannabis ticket and 3 towed vehicles

**Tactical Unit:** (There were only four operational dates) 2 misdemeanor, 1 warrant arrest, 8 traffic citations and 3 towed vehicles

**Investigations:** (He couldn't go into detail) He told us they went into significant progress with a 2008 homicide that happened on Cicero Avenue.

In addition, we were told on July 1 to 3, they wrote 303 tickets for expired vehicle stickers. On the evening of July 4<sup>th</sup> he personally worked with Cruz Ortiz and found it to be the worst he has heard. Surrounding communities were found to be the same. There were ten tickets written. People were warned first and after that they were ticketed. The tickets range from \$75 to \$500 once they come to court. He did have his job threatened a couple times.

**TREASURER REPORT:** Kurt Kasnicka provided information on the budget. There is a draft ready and has been made available to all the trustees. On July 15, a notice will be in the *LIFE NEWSPAPER* announcing the public hearing which will be on Tuesday, July 28, 2015 at 6:30 p.m. There will be a special meeting to consider passing the proposed budget. The whole process was involving a few of the trustees. If there were any changes, we could work it out. Kasnicka invited people to ask him questions. There will be a copy of the budget posted in the lobby. If you wish a copy he will make it available promptly.

Public Works Supervisor Jeff Boyajian reminded us that the 50/50 sidewalk program is finished as of June 30<sup>th</sup> which was the cut-off date. They will have to go through the applications because there are so many.

Trustee White moved, duly seconded by Trustee Savopoulos to adjourn into closed session for discussion of probable and imminent litigation pursuant to 5 ILCS 120/2 (ILCS 120/2 (c) (11) (2015) Meeting adjourned at 7:29

Upon the roll call, the following Trustees voted:

Ayes: Trustees DeLeshe, Hrejsa, Lazansky, Milenkovic, Savopoulos, and White

Nays: None

President Morelli declared the motion carried.

Trustee White moved, duly seconded by Trustee Lazansky to return to regular session at 8:10 p.m.

Upon the roll call, the following Trustees voted:

Ayes: Trustees DeLeshe, Hrejsa, Lazansky, Milenkovic, Savopoulos, and White

Nays: None

President Morelli declared the motion carried.

Attorney Del Gal do explained that the matter discussed in executive session was the property located at 6944 W. 40<sup>th</sup> Street. The information provided was for informational purposes only. No action is being requested or has been taken by the board. No votes or motions are required.

There being no further business, Trustee Lazansky moved, duly seconded by Trustee Savopoulos that the meeting be adjourned. Upon which the Board adopted the motion at 8:10 p.m.

Respectfully submitted,

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Audrey McAdams, Village Clerk

Approved by me this 22nd day of July , 2015

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Deborah E. Morelli, Village Mayor