

The Regular Meeting of the President and Board of Trustees of the Village of Bedford Park was held on Thursday, October 18, 2018, at 7:00 p.m., in the Council Room of the Municipal Complex. President Brady led all present in the Pledge of Allegiance.

PRESENT AT THE MEETING: President Brady, Deputy Village Clerk Dyane Joiner, Trustees: Errant, Kensik, Regep, Rubel, Salecki and Stocks.

ABSENT: None.

ALSO IN ATTENDANCE: Attorney Larry Gryczewski, P.W. Superintendent Kevin Ormins, Building Coordinator Rick Young, Building Coordinator Jerry Ponio, Deputy Fire Chief William Thomas, Deputy Police Chief Thomas Hansen, Deputy Clerk Carla Murray, Chief Administrative Officer-Finance Marilyn Curnutte, and Village Engineer Jim Butler.

VISITORS: Pete Ioche from Teska Associates Inc; Sam Ekstein from Ekstein Asset Management Inc; Edward C. Otrusina and Betty F. Otrusina from AW Enterprises Inc; Steve Rocchi, Max Nichols, and Matt Mogelnicks from Alpa; Harry Lipner, Harbor Properties; Gary Palchlopeh; Kathy Taloff from Bedford Park District; Daniel Diaz, resident; Tom Pollard, employee and Bianca; John Toledo; Corina Toledo; Ed Brooks from Terme; Alex Ortiz, UIC; Karl Gotsch, employee; Steve Sherman, retired; Kathy McMullin, resident; Megan Romero from RLJ/Interstate Hotels; Rocio Acosta, resident; Josue Diaz, resident; Mireya Hernandez, student UIC; Debbie Wedel, Chicago resident; Michael Peck, Chicago resident; John Toledo, Chicago resident; Betty Garcia, resident; Steven Sherman, Chicago resident; Patricia Donohoe, Chicago resident; Charles and Rachel Luna, Chicago residents; Marcos Gonzales, Chicago; Luis Lopez, Chicago resident; and Mary Flores, Chicago resident.

PUBLIC HEARING:

President Brady opened the public hearing for discussion regarding an amendment to the 65th Street Redevelopment Plan and 65th Street and Cicero project plan. Motion by Stocks, second by Regep, to open Public Hearing regarding an amendment to 65th Street Redevelopment Project Plan and 65th & Cicero Redevelopment Project Plan.

ROLL CALL VOTE: Ayes: Errant, Kensik, Regep, Rubel, Salecki, and Stocks

Nays: None

Absent: None

MOTION CARRIED

Attorney Gryczewski explained that an announcement of the public hearing was published and people within the surrounding area were notified. The area along 65th Street is in a TIF district and the Village is attempting to amend the plan for the possibility of building an event center. He introduced Pete Ioche from Teska Associates Inc. Mr. Ioche discussed amending the ordinance for the 65th and Central TIF and Cicero hotels. He explained the TIFs currently existing and the objective to amend the TIF to change the boundaries to allow for commercial use. Questions were raised regarding increasing property taxes around the residential area of the event center. Attorney Gryczewski explained what is developed in this area should not affect taxes in Chicago. President Brady said the tax structure for Chicago and Bedford Park are different and there should be no effect on tax rates in Chicago; these are two separate entities. The site ten years ago was an industrial site. The village had other offers for use on the property and none went through. The Hoffmann Group plans to put up hotels, a golf house and restaurant on the

grounds. ALPA was awarded the contract for building the event center that would be 100,000 to 150,000 square feet. This event center will be geared toward the sports youth market and include at least one soccer field, a health club, small concession restaurant, possibly athletic training center, rock climbing wall, and indoor track. The village will use bonds and there should be no risk to residents or businesses. Construction will begin in April and will take a year to build. Referendum has been placed on the ballot to merge the park district into the village. Use will be opened up for residents of other towns and businesses. It is currently zoned for heavy industrial and this would be a lesser use. Further development would be in everyone's best interest. Alderman Quinn is aware of this project.

Questions and conversation arose about how traffic would be relieved. President Brady answered that traffic would be less than if other businesses went in. They are working on eliminating trucks on 65th Street. Traffic will have a negative impact. President Brady offered to talk to Alderman Quinn to see if something can be done. Sam Eckstein addressed that his property is located close to the event center and is a good idea for the area, compared to previous businesses in past years. He addressed the Village Board as doing a great job with the area and accommodating everyone. Questions and conversation arose about parking. President Brady mentioned parking would be on the site and not on 65th Street or Central Avenue. The event center is set back. A sign can be requested for 'local traffic only'. President Brady offered to bring up permit parking/parking issues with Alderman Quinn.

A question was asked about the Central Avenue bypass going in because of this project. President Brady said there is no funding for that. There is a decent chance for 65th and Harlem to go in if there is funding. He suggested talking to Alderman Quinn or Congressman Lipinski. This will offer some services that people don't have now. A request to see the design and for the Alderman to be present at a meeting was made so that questions could be brought to him. President Brady said the proper procedure to amend the TIF is being followed. He asked for folks who wanted further information to include their address on the sign-in sheet. Attorney Gryczewski explained the proper procedure is being followed to notify everyone within 750 feet of this property.

Deputy Clerk Carla Murray was asked to show the event center video. A representative from ALPA added input on parking and didn't see parking as an issue. Sam Ekstein spoke up about traffic being a net reduction from in the past and the event center would create traffic on the weekends, when there was no rush hour traffic. President Brady said the event center would also block railroad noise. A question was brought up about the possibility of traffic being re-routed down 66th Street or 67th Street. The issue of 67th Street not going through to Lavergne was brought up.

There was a brief recess where guests viewed the event center diagrams and the ALPA representatives stood next to the diagrams and answered questions. There was further discussion on the event center location and preliminary plans.

Motion by Regep, second by Katrina, to close the public hearing.

ROLL CALL VOTE: Ayes: Errant, Kensik, Regep, Salecki, and Stocks
Nays: None Absent: None

MOTION CARRIED

Trustee Kensik had an emergency and left the meeting.

CONSENT AGENDA:

1. Approval of Regular Board minutes of October 4, 2018 and Special Meeting minutes of September 20, 2018.
2. Place all correspondence on file.
3. Approval to pay The Concord Group Invoice No. 2018B370/02 for owner's representative services rendered in reference to the event center in the amount of \$15,000.00 to be paid by BNY out of the 2013 Bond Proceeds, account # 564271
4. Per recommendation of Village Engineer Butler, approval to pay Gewalt-Hamilton Invoice No. 4841.800-4 in the amount of \$1,379.00 to be paid by BNY out of the 2013A Bond proceeds, account # 564271.
5. Approval to pay Temple Display, Ltd Invoice No. TDLQ30040 in the amount of \$6,622.40 for village holiday decorations.
6. Authorization to have Emergency Vehicle Tech upfit (2) new Chevy Tahoe Police Patrol vehicles with a total cost not to exceed \$12,000.00 for each vehicle; both are budgeted items.
7. Authorization to release a request for proposals for the support and maintenance of the Police Department's information technology system.
8. Approval to renew the Water Department's yearly service contracts for all four station generators for a grand total of \$9,931.00.

Motion by Regep, second by Errant, to approve the Consent Agenda items as presented.

ROLL CALL VOTE: Ayes: Errant, Regep, Rubel, Salecki, and Stocks
 Nays: None Absent: Kensik MOTION CARRIED

VISITORS' COMMENTS:

A visitor asked if another letter to follow-up would be mailed out. The President replied that anyone is welcome to come to any meetings and questions would be answered on this subject or any other subject.

ATTORNEY REQUESTS:

Motion by Regep, second by Errant, approval of ordinance providing for the issuance of not to exceed \$20,000,000 Taxable Tax Increment Revenue Bonds (event center project), Series 2018 of the Village of Bedford Park.

ROLL CALL VOTE: Ayes: Errant, Regep, Rubel, Salecki, and Stocks
 Nays: None Absent: Kensik MOTION CARRIED

Motion by Regep, second by Errant, approval of ordinance providing for the issuance of not to exceed \$2,580,000 Hotel/Motel Tax Revenue Refunding Bonds, Series 2018 of the Village of Bedford Park.

ROLL CALL VOTE: Ayes: Errant, Regep, Rubel, Salecki, and Stocks
 Nays: None Absent: Kensik MOTION CARRIED

Motion by Regep, second by Errant, approval of the resolution of a Class 6B renewal for Dhaliwal Laboratories property located at 5202 W. 70th Place.

ROLL CALL VOTE: Ayes: Errant, Regep, Rubel, Salecki, and Stocks
Nays: None Absent: Kensik

MOTION CARRIED

Motion by Regep, second by Errant, approval of a resolution for a Class 6B for Power Plant Repair Services, LLC. property located at 7337 S. Mason Avenue.

ROLL CALL VOTE: Ayes: Errant, Regep, Rubel, Salecki, and Stocks
Nays: None Absent: Kensik

MOTION CARRIED

Motion by Regep, second by Errant, approval of an ordinance adopting and approving an amending to the Village of Bedford Park 65th Street Tax Increment Redevelopment Plan.

ROLL CALL VOTE: Ayes: Errant, Regep, Rubel, Salecki, and Stocks
Nays: None Absent: Kensik

MOTION CARRIED

Motion by Rubel, second by Errant, approval of the ordinance adopting and approving an amendment to the Village of Bedford Park Redevelopment Plan Hotel Tax Increment Finance District.

ROLL CALL VOTE: Ayes: Errant, Regep, Rubel, Salecki, and Stocks
Nays: None Absent: Kensik

MOTION CARRIED

Motion by Rubel, second by Errant, approval of the ordinance for the execution of an intergovernmental agreement with MABAS, Division 21.

ROLL CALL VOTE: Ayes: Errant, Regep, Rubel, Salecki, and Stocks
Nays: None Absent: Kensik

MOTION CARRIED

Motion by Regep, second by Errant, approval of a three-year service term consulting contract from McNellis Insurance for a service fee in the amount of \$16,000 per year as the worker's compensation insurance broker for the Village of Bedford Park.

ROLL CALL VOTE: Ayes: Errant, Regep, Rubel, Salecki, and Stocks
Nays: None Absent: Kensik

MOTION CARRIED

Motion by Regep, second by Rubel, approval of written request from resident Dan Doody for property located at 7801 W. 66th Place to participate in the Residential Incentive Program.

ROLL CALL VOTE: Ayes: Errant, Regep, Rubel, Salecki, and Stocks
Nays: None Absent: Kensik

MOTION CARRIED

Motion by Rubel, second by Regep, approval of a loan repayment agreement with Contract Industries, JJ Woodworking and the Village of Bedford Park for tapping into the Village of Bedford Park watermain, loan amount not to exceed \$80,000.

ROLL CALL VOTE: Ayes: Errant, Regep, Rubel, Salecki, and Stocks
Nays: None Absent: Kensik

MOTION CARRIED

COMMITTEE REQUESTS:**Trustee Stocks – Bills and Claims**

Trustee Stocks presented the following bills, claims and payroll expenses for the Board's consideration: Bills dated 10/18/2018 in the amount of \$3,273,585.19 and Payroll period 9/29/2018 to 10/12/2018 in the amount of \$554,133.58, for a grand total of bills, claims and payroll expense of \$3,827,718.77. Motion by Stocks, second by Regep, approval of the Bills, Claims and Payroll Expenses as presented.

ROLL CALL VOTE: Ayes: Errant, Regep, Rubel, Salecki, and Stocks
 Nays: None Absent: Kensik MOTION CARRIED

Trustee Kensik – Police Department

Officer Tom Pollard was recognized for initiating a Home Depot project for U.S. Veteran Norman Kaminski. Officer Pollard was presented with a letter of commendation signed by the President and Board of Trustees and an American Express gift card. Officer Pollard thanked Marilyn who gave him Mr. Kaminski's name. A round of applause ensued.

Trustee Salecki – Fire Department

Motion by Salecki, second by Rubel, approval to pay Helm Electric Invoice No. 14315 to troubleshoot and repair outdoor lights at Station #2 in the amount of \$3,225.00.

ROLL CALL VOTE: Ayes: Errant, Kensik, Regep, Rubel, Salecki, and Stocks
 Nays: None Absent: None MOTION CARRIED

Motion by Salecki, second by Regep, approval for AIS, Inc. to perform a network upgrade to add a network clock to the system, synchronizing clocks in all three fire stations for a total cost of \$5,121.00, with a down payment of \$2,621.00.

ROLL CALL VOTE: Ayes: Errant, Regep, Rubel, Salecki, and Stocks
 Nays: None Absent: Kensik MOTION CARRIED

Motion by Salecki, second by Errant, for President Brady to acknowledge promotions and new hires.

ROLL CALL VOTE: Ayes: Errant, Regep, Rubel, Salecki, and Stocks
 Nays: None Absent: Kensik MOTION CARRIED

Motion by Salecki, second by Regep, authorization to appointment of Yvan Wojtecki to the position of Firefighter/Paramedic starting on November 5, 2018 pending completion of pre-employment testing and background check.

ROLL CALL VOTE: Ayes: Errant, Regep, Rubel, Salecki, and Stocks
 Nays: None Absent: Kensik MOTION CARRIED

Motion by Salecki, second by Regep, approval to hire Yvan Wojtecki for the position of Firefighter/Paramedic starting on November 5, 2018 pending completion of pre-employment testing and background check.

ROLL CALL VOTE: Ayes: Errant, Regep, Rubel, Salecki, and Stocks
Nays: None Absent: Kensik MOTION CARRIED

Motion by Salecki, second by Errant, authorization for appointment of Patrick Galvin to the position of Firefighter/Paramedic starting on November 5, 2018 pending completion of pre-employment testing and background check.

ROLL CALL VOTE: Ayes: Errant, Regep, Rubel, Salecki, and Stocks
Nays: None Absent: Kensik MOTION CARRIED

Motion by Salecki, second by Errant, approval to hire Patrick Galvin for the position of Firefighter/Paramedic starting on November 5, 2018 pending completion of pre-employment testing and background check.

ROLL CALL VOTE: Ayes: Errant, Regep, Rubel, Salecki, and Stocks
Nays: None Absent: Kensik MOTION CARRIED

Motion by Salecki, second by Regep, authorization for appointment of Daniel Clohessy to the position of Firefighter/Paramedic starting on November 5, 2018 pending completion of pre-employment testing and background check.

ROLL CALL VOTE: Ayes: Errant, Regep, Rubel, Salecki, and Stocks
Nays: None Absent: Kensik MOTION CARRIED

Motion by Salecki, second by Regep, approval to hire Daniel Clohessy for the position of Firefighter/Paramedic starting on November 5, 2018 pending completion of pre-employment testing and background check.

ROLL CALL VOTE: Ayes: Errant, Regep, Rubel, Salecki, and Stocks
Nays: None Absent: Kensik MOTION CARRIED

Motion by Salecki, second by Rubel, approval and appointment of Firefighter/EMT Rich Chaput to the rank of Engineer effective November 1, 2018 with the following stipulation: if Engineer Joe Wagner returns from his long-term injury with full duty, Engineer Chaput will return to Firefighter until Wagner's retirement in May 2019.

ROLL CALL VOTE: Ayes: Errant, Regep, Rubel, Salecki, and Stocks
Nays: None Absent: Kensik MOTION CARRIED

Motion by Salecki, second by Rubel, approval to promote Firefighter/EMT Rich Chaput to the rank of Engineer effective November 1, 2018 with the following stipulation: if Engineer Joe Wagner returns

from his long-term injury with full duty, Engineer Chaput will return to Firefighter until Wagner's retirement in May 2019.

ROLL CALL VOTE: Ayes: Errant, Regep, Rubel, Salecki, and Stocks
Nays: None Absent: Kensik

MOTION CARRIED

Trustee Errant – Policy

BUSINESS REGULATION CERTIFICATES

Toshiro's Trucking and Repair Service/Mechanics
5901 W 66th ST

North American Distribution Centers Warehouse
5025 W 73rd ST

OCCUPANCY PERMITS

Toshiro's Trucking and Repair Service/Mechanics
5901 W 66th ST

North American Distribution Centers Warehouse
5025 W 73rd ST

BUILDING PERMITS

Chicago Pallet Install new beams
5133 W 66th ST

Perkins Chemical New 250 Amp service
7025 W 66th PL

Vegetable Juices Fire alarm system upgrade
7400 S Narragansett

Midway Displays Fire alarm system upgrade
6554 S Austin AVE

Alar Iron & Metal Company Demo building
5821 W 66th ST

Magna Reface sign
7456 S State RD

Extra Space Storage Install solar panels
4821 W 67th ST

Ingredion
6400 S Archer

Install testing shed

RLJ
6540 S Cicero Ave

Paint perimeter screen

Nelson
7802 W 66th ST

Install new windows and gutter

Tony Hegarty
7732 W 66th PL

Demo home

Motion by Errant, second by Regep, for approval of all New Business Certificates, Occupancy Certificates, and Building Permits as presented.

ROLL CALL VOTE: Ayes: Errant, Regep, Rubel, Salecki, and Stocks
Nays: None Absent: Kensik

MOTION CARRIED

Trustee Rubel – Public Works: None.

Trustee Regep – Water Department: None.

PRESIDENT’S REQUESTS:

Motion by Stocks, second by Rubel, to approve President Brady, Attorney Gryczewski, C.A.O.-Finance Curnutte, Treasurer Hyde and any Trustees to attend a convention on event centers on November 8-10, 2018 in New Orleans, LA.

ROLL CALL VOTE: Ayes: Errant, Regep, Rubel, Salecki, and Stocks
Nays: None Absent: Kensik

MOTION CARRIED

Motion by Regep, second by Errant, approval of an ordinance to help seniors with home repairs upon final approval from C.A.O.-Finance Curnutte.

ROLL CALL VOTE: Ayes: Errant, Regep, Rubel, Salecki, and Stocks
Nays: None Absent: Kensik

MOTION CARRIED

Motion by Rubel, second by Errant, to approve WGN advertising on Chicago Black Hawks broadcast for amount not to exceed \$62,000.00.

ROLL CALL VOTE: Ayes: Errant, Regep, Rubel, Salecki, and Stocks
Nays: None Absent: Kensik

MOTION CARRIED

Motion by Rubel, second by Errant, to approve a proposal from Intercom, formerly CBS Radio for advertising during Chicago Bulls broadcast for amount not to exceed \$35,000.

ROLL CALL VOTE: Ayes: Errant, Regep, Rubel, Salecki, and Stocks
Nays: None Absent: Kensik MOTION CARRIED

Motion by Stocks, second by Errant, to bypass the bid process for further testing on grounds on the 5401 65th Street site.

ROLL CALL VOTE: Ayes: Errant, Regep, Rubel, Salecki, and Stocks
Nays: None Absent: Kensik MOTION CARRIED

Motion by Rubel, second by Errant, approval to hire Pioneer to do further testing at the 5401 65th Street site not to exceed \$75,000.00.

ROLL CALL VOTE: Ayes: Errant, Regep, Rubel, Salecki, and Stocks
Nays: None Absent: Kensik MOTION CARRIED

Motion by Rubel, second by Errant, approval to hire Rick Young as an independent consultant for consulting services

ROLL CALL VOTE: Ayes: Errant, Regep, Rubel, Salecki, and Stocks
Nays: None Absent: Kensik MOTION CARRIED

ENGINEER'S REPORT: None.

DEPARTMENT OR SUPERVISORS QUESTIONS OR COMMENTS: None.

President Brady mentioned an issue with a concert at Ocean and the Bedford Park Police handled the situation very well. For a second concert on Saturday, Fire Marshal Murray attended and did a great job.

Retiring Building Coordinator Rick Young thanked President Brady and the Board for his time at the Village. There was applause.

A motion by Stocks, second by Rubel, to adjourn the meeting at 8:29 p.m.

ROLL CALL VOTE: Ayes: 5 Nays: 0 Absent: 1 MOTION CARRIED



David R. Brady, President


Dyane Joiner, Deputy Village Clerk

