

**Regular Meeting
August 13, 2018**

CALL TO ORDER

The regular meeting of the Bradley Village Board was called to order on Monday, August 13, 2018 at 6:30 p.m. at the Bradley Municipal Hall. Mayor Adams presided. Roll call: Trustee's Balthazor, Gadbois, Watson, Barber and Allen all were present. Trustee Redmond was absent.

AGENDA

Trustee Gadbois added #6 under Ordinances regarding a State Law Ordinance.

A motion was made by Trustee Balthazor and seconded by Trustee Gadbois to approve the agenda with the changes made. (5 ayes 0 nays 1 absent) Motion carried.

PUBLIC HEARING

The Board at 6:32 p.m. opened the meeting for a Public Hearing for the Patel Annexation. Administrator Wojnarowski opened the hearing with a statement about the Annexation. We have been working with the landowner Mr. Patel and his team since early fall 2017 on an annexation and redevelopment project located at PIN 17-09-16-301-051. The project's goal is to open a new hotel "Holiday Inn & Suites" at I57 at exit 315. The hotel will be 54,575 square feet, 4 stories with 92 rooms. The hotel will have a swimming pool, fitness center, breakfast room, business center/meeting room and parking of 92 plus spaces. Mr. Patel is not asking for any incentives other than streamlining the annexation process. Comment from the public:

- Mr. Brian Billingsley wanted to know if they would be paying prevailing wages and if Union Labor would be involved.
- Steve LaGesse was glad they were not asking for any incentives.

A motion was made to close the Public Hearing by Trustee Watson and seconded by Trustee Balthazor. (5 ayes 0 nays 1 absent) Motion carried.

PRESENTATION OF MINUTES

A motion was made by Trustee Balthazor and seconded by Trustee Gadbois to approve the minutes of the Regular meeting dated July 23, 2018 as printed and presented. (5 ayes 0 nays 1 absent) Motion carried

PRESENTATION OF COMMUNICATION

MFT Report for July 2018

Beginning Unobligated Balance \$572,163.13
Motor Fuel Tax Allotment – \$36,032.91
Credits Processed \$12,570.75
Minus Authorizations Processed \$32,271.22
Current Unobligated Balance - \$588,495.57

Presentation by Cypress Creek Solar farms for a Solar farm located on Armour Road across from Hunters Run. Conversations with staff about “potential” solar projects late June 2018. Late July 2018 the Village received two formal County Zoning Notices regarding the Cypress solar project, which set a date of August 6, 2018 for the County Board of Appeals to consider recommendation. Staff reignited conversations with Cypress and had a meeting on 8/2/18 in which Cypress presented details about their solar initiatives. One of the details discovered was that Cypress has had leasing agreements with the landowners for over a year.

Prior, during, and after this meeting staff was working to understand the risks and benefits of these solar projects. Staff has identified numerous risks to the Village of Bradley; these risks identify a disablement of growth in the areas of A. Commercial Development, B. Housing Development, and C. Recreational Development. Staff did not find any direct benefits to the Village of Bradley or region. Staff presented these risks at the 8/6/18 County Board of Appeals Meeting on behalf of staff, not the Village Board. At that meeting, only one project was heard (Manteno Township) as the other project (Bourbonnais Township) was incorrectly displayed on the agenda, this project was “tabled” until 9/17/18.

There was a discussion and evidence was given in regards to property values within the Solar farm region.

Elected Official Training and Reimbursement

Finance Director Brian Patoska stated that the Trustees have identified the IML Conference and Illinois Basic Economic Development Courses as possible training to ensure compliance with local ordinances and procedures for the Trustee training and reimbursement. Elected Officials are encouraged to register for their training and accommodations independently in accordance with the attached Training & Reimbursement Procedures. Submit all completed reimbursement request to the Village Administrator. This training will all take place at the IML Conference in September 2018.

There will be a Town Hall meeting August 16, 2018 6:00 p.m.

Trustee Gadbois stated this will be to give information about a Telecommunication tax to the Village residents.

NEW BUSINESS SPOTLIGHT

There were none.

PRESENTATION OF PETITIONS

The Mayor has noted we have received three petitions. These are Advisory Petitions to be placed on the November ballot.

1. Telecommunication tax (458 signatures)
2. Utility tax (450 signatures)
3. 1% Sales tax increase with a combined 100% rebate of the Village’s portion of the Real Estate tax. (456 signatures)

These will all be forwarded to the County and placed on the November ballot.

PUBLIC COMMUNICATIONS

- Steve LaGesse – 1396 Marla Terrace – Fiscal responsibility “taxes”, etc.

Trustee Allen left the meeting at this time due to the illness of a family member.

REPORT OF VILLAGE OFFICERS AND DEPARTMENT HEADS

PUBLIC WORKS - Director Memenga gave his report for the month of July 2018.

Utilities

- 320 JULIE locates were received and performed in July
- One member received classroom training on Drone Operations (FAA requirements)

Parks

- New signs were installed in all parks

Street

- Utilized Street Sweeper to clean 250 miles
- Milled down multiple sidewalk slabs correction “unevenness”

North Street Overpass Project

The demolition is mostly completed and they have started reforming the bridge. They are hoping the project is done by Christmas.

BUILDING STANDARDS – Director Pallissard gave his report for the month of July 2018.

- 84 Building permits
- 1 Single Family Homes
- Construction value \$1,921,439.00
- 10 Building permits Enterprise Zone
- Construction value EZ \$1,222,850.00
- Permit fees charged \$12,011.00
- 412 Inspections
- Business License – 523 Registered Business
 - 479 Renewed
 - 44 Outstanding
- Rental program – 493 Registered Landlords
 - 437 Renewed
 - 65 Outstanding

PRESENTATION OF BILLS AND ACCOUNTS

A motion was made by Trustee Gadbois and seconded by Trustee Barber to pay all bills and accounts by recommendation of the Finance Committee.

(4 ayes 0 nays 2 absent) Motion carried.

REPORT OF SPECIAL COMMITTEES

There were none.

REPORT OF STANDING COMMITTEES

ORDINANCE & TECHNOLOGY

1. O-2-18-1 an Ordinance Annexing Certain Territory to the Village of Bradley, Kankakee County, Illinois (Commonly known as “1050 Liberty Street” and bearing the current PINs: 17-09-28-303-002; 17-09-28-303-036; 17-09-28-303-041; and 17-09-28-303-042 (2nd reading) – Tabled and will be discussed at the August 27, 2018 meeting.
2. O-8-18-1 an Ordinance Authorizing the Execution of an Annexation Agreement (Patel Property) (1st reading)
3. O-8-18-2 an Ordinance Annexing Certain Territory to the Village of Bradley, Kankakee County, Illinois (Patel Property) (1st reading)
4. O-8-18-3 an Ordinance Rezoning Land located in the Village of Bradley, Kankakee County, Illinois (Patel Property) (1st reading)
5. O-8-18-4 an Ordinance Amending the Budget for all Corporate Purposes of the Village of Bradley, Kankakee County, Illinois, for the Fiscal Year Commencing on the First Day of May 2017, and ending on the Thirtieth Day of April 2018. (1st reading)

The following amendments took place

1. Building/Property Improvements
2. Overtime & Miscellaneous Expense
3. General Liability Insurance
4. Employee Deduction reimbursement
5. Overtime Paralegal
6. Police Department Sergeants, Patrol, Dispatch & Salary Management overtime
7. Software Maintenance
8. Retiree Insurance
9. Annual Maintenance Contracts
10. Medical/Dental/Life/IMRF/FICA/Medicare Insurance

Trustee Watson had a question concerning the Amendments to the budget FY 2017-18, he wanted to know if this expanded the deficit.

Trustee Gadbois added what is known as a Home Kitchen Ordinance. The County is looking into this and the village would have to create an Ordinance in regards to the “Home Kitchen Law” this has to do with Inspections from the County.

UNFINISHED BUSINESS

There was no unfinished business

NEW BUSINESS

R-7-18-4 a Resolution Maintenance of Street & Highways by Municipality.

A motion was made to approve R-7-18-4 by Trustee Balthazor and seconded by Trustee Gadbois (4 ayes 0 nays 2 absent) Motion carried

A motion was made by Trustee Watson and seconded by Trustee Balthazor to go into Executive Session pursuant to 5ILCS 120/2 (c) (1) (2) (5) (4 ayes 0 nays 2 absent) Motion carried

In Executive Session at 8:57 p.m.

Back in Regular Session at 9:38 p.m.

A motion was made to approve R-8-18-1 by Trustee Gadbois and seconded by Trustee Watson (4 ayes 0 nays 2 absent) Motion carried

R-8-18-1 a Resolution authorizing an agreement for the purchase of Certain Real Estate located in the Village of Bradley, Kankakee County, State of Illinois (359 W. Broadway Street, Bradley)

FOP Grievance #GR-180518 there was no action taken.

ADJOURNMENT

A motion was made by Trustee Watson and seconded by Trustee Balthazor to adjourn the meeting. The meeting was adjourned at 9:40 p.m. on a unanimous aye vote.

Submitted by,

Michael J. LaGesse