

**MINUTES  
SPECIAL MEETING  
BOARD OF TRUSTEES, VILLAGE OF NILES  
July 10, 2018  
6:00 p.m.**

*A video recording of this meeting can be viewed on the Village of Niles website [www.vniles.com](http://www.vniles.com).*

**CALL TO ORDER** The Board of Trustees was called to order at 6:00 p.m. by President Andrew Przybylo in the Council Chambers, Village of Niles Municipal Building, on Tuesday, July 10, 2018.

**ROLL CALL** Village Clerk Marlene Victorine called the roll. Board members present were President Andrew Przybylo, Trustees George D. Alpogianis, John C. Jekot, Joe LoVerde, Danette O'Donovan Matyas, and Dean Strzelecki. Trustee Denise McCreery arrived at 6:05 p.m.

**PLEDGE OF ALLEGIANCE** President Przybylo led the Pledge of Allegiance.

**EXECUTIVE SESSION** None

**PRESENTATIONS**

**Bond Issue:  
Milwaukee Avenue/  
Waukegan Road Lighting  
and Police Parking Garage/  
Facility** Village Manager Steve Vinezeano stated that as part of the 2019 Budget process there was a discussion of a \$22 million bond ordinance for the purpose of completing capital projects. Due to the critical timing of Milwaukee Avenue/Waukegan Street Lighting and Police Parking Garage/Facility needs, staff is requesting that the Board consider these two projects as a priority.

Public Services Director Fred Braun stated that the original streetlights along Milwaukee and Waukegan were installed in the early 1960s. Currently there are 216 streetlight poles on Milwaukee Avenue and 58 poles on Waukegan Road. The Village began testing some of the streetlight poles in 2013, and it was recommended that they should be replaced. Mr. Braun spoke to the increased safety benefits of better lighting which helps reduce crashes, benefits older drivers and will reduce annual operating costs by \$97,000 as they are more energy efficient. Chief of Police Tigera supports new lighting from a safety perspective as it will also serve as a crime prevention tool. This is also a great opportunity to improve the Village's main business corridor and new lighting will provide a unique Niles identifier.

Public Services Director Braun presented a history of the parking facility for the Niles Police vehicles, since the Maintenance Garage on Touhy was demolished this year. Since the Police Department

has increased its number of vehicles, staff is recommending a new police parking facility to increase the life of the vehicles. Staff is also recommending that the facility include a car wash for proper maintenance of the vehicles and space to provide an animal control area, evidence storage area and overflow parking ability. The Board asked for a cost analysis for a new car wash versus contracting out with a local business. Staff responded to questions and noted comments from the Board

The estimated cost for the street light project is \$12 million and the \$2 million for a new Police Garage for a total bond issue of \$14 million. Finance Director Jeff Martynowicz spoke to the financing of these projects and stated that once preliminary Board approval is obtained, a financial advisor will begin the "marketing process". The Village will need a full Moody's or S&P rating review to have the bonds rated. Staff is proposing a 20-year bond issue. Taxpayers will not see any increase in their taxes for the issuance of these bonds based upon the proposed abatement. Kevin McKenna with Speer Financial addressed the Board and responded to questions. Preliminary final approval of the bond ordinance would be at the September meeting. The Board asked for an update at the August Board meeting. Village Manager asked and received a consensus from the Board for preliminary approval to move forward with these proposed projects.

## **PUBLIC COMMENTS**

*Rosemary Palicki, Niles*

*Ms. Palicki questioned whether the \$97,000 savings on the street light operating costs was annually. Ms. Palicki questioned whether there are underground utilities at the location of the proposed police parking garage. She also hoped that she would receive more information on the corrected abatement ordinance.*

## **NEW BUSINESS**

### **Ratification of a Separation Agreement Between the Village of Niles and Vincenzo Genualdi**

Trustee Strzelecki made a motion, seconded by Trustee Matyas, to approve the ratification of a separation agreement between the Village of Niles and Vincenzo Genualdi. On roll call, the vote was:

YEAS: 6 Alpogianis, Jekot, LoVerde,  
Matyas, McCreery, Strzelecki

NAYS: 0

ABSENT: 0

ABSTAIN: 0

There being 6 affirmative votes, the **MOTION CARRIED**.

**Resolution Authorizing the Disposal of Personal Property (Fire Engine) Owned by the Village of Niles**

Trustee LoVerde made a motion, seconded by Trustee Jekot, to approve the resolution authorizing the disposal of personal property (fire engine) owned by the Village of Niles. Staff is requesting permission to dispose a 1996 Pierce Saber Fire Engine by donating it to the Village of Ford Heights. This engine is no longer usable by the Village. On roll call, the vote was:

YEAS: 6 Alpogianis, Jekot, LoVerde,  
Matyas, McCreery, Strzelecki  
NAYS: 0  
ABSENT: 0  
ABSTAIN: 0

There being 6 affirmative votes, the MOTION CARRIED.

**Ordinance Amending Chapter 10 Amusements and Entertainments, Article III. Coin-Operated Games, Sec. 10-61 Definitions to the Niles Code of Ordinances**

Trustee McCreery made a motion, seconded by Trustee LoVerde, to adopt the ordinance amending Chapter 10 Amusements and Entertainments, Article III. Coin-Operated Games, Sec. 10-61 Definitions to the Niles Code of Ordinances. This request simply amends the definition of coin-operated device by adding "any accepted method of payment" versus "insertion of a coin, token or chip." On roll call, the vote was:

YEAS: 6 Alpogianis, Jekot, LoVerde,  
Matyas, McCreery, Strzelecki  
NAYS: 0  
ABSENT: 0  
ABSTAIN: 0

There being 6 affirmative votes, the MOTION CARRIED.

**Ordinance Amending Chapter 18 Building and Building Regulations, Article XVII. Contractors, Division 1 Generally and Division 2 License to the Niles Code of Ordinances**

Trustee McCreery made a motion, seconded by Trustee LoVerde, to adopt the ordinance amending Chapter 18 Building and Building Regulations, Article XVII. Contractors, Division 1. Generally, Sections 18-190, 18-191 and 18-192; and Division 2. License, Sections 18-196, 18-197, 18-198 and 18-199 to the Niles Code of Ordinances. The amendment from "license" to "registration" is a housekeeping change. While eliminating bond requirements was a recommendation from the Building and Zoning Committee. Reviewed and approved on June 28, 2018 by the Building and Zoning Committee. On roll call, the vote was:

YEAS: 6 Alpogianis, Jekot, LoVerde,  
Matyas, McCreery, Strzelecki  
NAYS: 0  
ABSENT: 0  
ABSTAIN: 0

There being 6 affirmative votes, the MOTION CARRIED.

**Ordinance Amending  
Chapter 22 Businesses,  
Article II. Business Licenses,  
Division I Generally,  
Sec. 22-38 Application  
Required; Form; Contents  
and Article XVII.  
Residential Properties,  
Sec. 22-590 Licensing  
Residential Properties Used  
for Rental Purpose to the  
Niles Code of Ordinances**

Trustee McCreery made a motion, seconded by Trustee Strzelecki, to adopt the ordinance amending Chapter 22 Businesses, Article II. Business Licenses, Division I Generally, Sec. 22-38 Application required; form; contents and Article XVII. Residential Properties, Sec. 22-590 Licensing Residential Properties Used for Rental Purpose to the Niles Code of Ordinances. These amendments in language will allow new business licenses to be issued with the fees being prorated on a monthly basis, and will change the rental licensing period from May 1 through April 30 to October 1 through September 30. On roll call, the vote was:

YEAS: 6 Alpogianis, Jekot, LoVerde,  
Matyas, McCreery, Strzelecki  
NAYS: 0  
ABSENT: 0  
ABSTAIN: 0

There being 6 affirmative votes, the MOTION CARRIED.

**2018 Abatement Ordinance  
with a Corrected Amount  
for 2017**

Trustee Strzelecki made a motion, seconded by Trustee Matyas, to adopt an Ordinance abating a portion of the 2018 tax levy in the amount of \$638,037 for principal and interest and abating a corrected amount of \$443,677 for the 2017 tax levy. At the June 26, 2018 Village Board meeting it was brought to staff's attention that an error had occurred on the 2nd installment of the 2017 tax bills. This ordinance abates a portion of the debt service levy for 2018 and corrects the levy error for 2017. This correction will appear on the March 1, 2019, tax bills, which is the first installment of the 2018 taxes. The calculation on a \$300,000 home for this bill due August 1 is \$14 that a resident will overpay in taxes on principal and interest. With this corrected abatement ordinance, that amount will be corrected on the March 1, 2019 bill, including interest of 2-1/1 percent, to make residents completely whole. On roll call, the vote was:

YEAS: 6 Alpogianis, Jekot, LoVerde,  
Matyas, McCreery, Strzelecki  
NAYS: 0  
ABSENT: 0  
ABSTAIN: 0

There being 6 affirmative votes, the MOTION CARRIED.

**PUBLIC COMMENTS**

None

**ADJOURNMENT**

There being no further business to come before the Board, the meeting adjourned at 7:11 p.m. On roll call, all concurred.

  
Village Clerk

  
Village President