



Village of Caseyville

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COMMITTEE MEETING MINUTES

October 19, 2016

LEN BLACK
Mayor

ROB WATT
Village Clerk

Meeting called to order 7:48 p.m.
Meeting adjourned at 8:53 p.m.

WALTER ABERNATHY
Trustee

JOHN BUCKLEY
Trustee

JACKIE MITCHELL
Trustee

MATT MODROVSKY
Trustee

G.W. SCOTT, SR.
Trustee

BRENDA WILLIAMS
Trustee

BRIAN RADER
Supt. of Public Works

FRANK MOORE
Chief of Police

COMMITTEE REPORT:

Annexation

Trustee G.W. Scott was absent but had nothing to add to the Board Meeting Agenda. Wally Abernathy states that they are still working the school deal.

Administrative/Communications/Technology

Trustee Jackie Mitchell needed to go into closed session to discuss personnel issues.

Matt Modrovsky mentioned he had a meeting with E-Pay. He states that it will be for Zoning and Parks. He lets the board know that it will be about \$319 to buy machine that will allow the Village to have residents to pay for building permits with debit or credit cards in the near future. He states that it will be a very little out-of-pocket for the Village and the cost will be passed on to the consumer for the transaction fee.

Jackie Mitchell states that she is in the middle of writing a Code of Business Conduct for the Union employees and an attendance policy. She states that should be coming soon.

Mayor Black asked about time clocks for the employees and was told that the Village is in negotiations on this as we speak.

Public Works/Building:

Trustee G.W. Scott was absent but Brian Rader stated that there was nothing to add to the Board Meeting Agenda but asked that, as it applies to the credit card machines, that we were getting two, one for the Water side and one for the Zoning side. Matt Modrovsky said that was fine but also added the Police Department to receive one. He states that it would be beneficial to the Police department. He also said that this is a one-time expense and that we won't do this until after the first of the year when they State gets with their new supplier. He states that there was a lot of conversation where the money will go. He states that the Village sets up the accounts that we currently have and then tell the State which account to dump the money in. Brenda Williams states that she thought this had to go into State funds. Matt Modrovsky lets her know that the payment is made to the State and then they pay us within 24-hours. Matt Modrovsky then went over how the payment process will work on the website. Brenda Williams asks about the fee associated with the transaction and is told there is one and Matt Modrovsky explained to her how it is applied.

Planning/Zoning

Trustee Wally Abernathy had nothing to add to the Board Meeting Agenda:

Finance/TIF/Grant/Insurance

Trustee Matt Modrovsky had nothing to add to the Board Meeting Agenda but mentions the only thing is what they talked about in the Insurance Meeting. He states that the plan was to go and shop around for some people to see if anyone else was cheaper than what the Village was going to pay. He states that a \$25,000 deductible is quite a bit of money for some storage tanks. He states that the age of the tanks are a huge liability because of the possibility of the contents leaking into the ground. Mayor Black asked for an explanation of the liability. Matt Modrovsky states it is due to the possibility of it leaking and the EPA issues that will follow. Brenda Williams asks if these are water tanks and is

told it is the gas and diesel storage tanks. She asks what the cost to replace them is and is told that it is not known and they are working on the cost figures. Matt Modrovsky asks Brian Rader if they have looked at the cost of replacing those tanks. Brian Rader mentions that they have not because it was never an issue until this past year or so. He states they are only 20 years old and that it might be old for gas tanks. He mentions the convenience of having the gas tanks on-site but the liability with it and the costs for maintenance is getting higher. He states he has two persons that are licensed and do inspections every week and every month. He is asked by John Buckley how big the tanks are. Brian Rader tells him they have two 500 gallon diesel tanks and one regular tank. He is asked by John Buckley how often does he fill them and is told every two weeks or so. John Buckley mentions setting up something with the gas stations and a fuel card or discount deal. Discussion moved to liability and the fact that the tanks belong to the Village. Wally Abernathy states that for the diesel fuel we can put above ground. Brian Rader states that you probably could do that but he would have to look into it. John Buckley mentions depending on where they are at you would probably need a large containment area since it is by the creek and mentions that 20 years ago it might not have been as critical but can see from the Insurance Company that the tanks may be getting to where they are rusting but we won't know until they start leaking. The discussion moved to who consumes the gas and seeing if we can strike a deal by buying a certain amount of months from a gas station because gas goes up and down. John Buckley states that it is a benefit for us but with the Insurance costs we might be better off with something else. Wally Abernathy asks if the Village gets a State discount on gas that the Village buys. Brian Rader states that the Village doesn't pay taxes on the gas just pays for the product. Matt Modrovsky states what needs to be done is to sit down and do a cost comparison on how much it costs to have them versus buying a new tank. Brian Rader states that having our own tanks is the fact that if something were to happen at 2am they can gas up using the Village pumps. He states does the cost for it being convenient outweigh the cost to replace it is what needs to be decided. Mayor Black asks where we buy our diesel gas from and is told Hughes fuel in Carlyle. The discussion moved to examples of small diesel tanks being above ground along with

regular gas. Police Chief Frank Moore stated that 20 years ago they had above ground tanks for gas and diesel explained how it worked.

Police

Trustee John Buckley had nothing to add to the Board Meeting Agenda but needed to go into closed session to discuss personnel issues.

Police Chief Frank Moore said he knew of some correspondence that went back and forth as it applied to the Rodeway Inn. Brian Manion states that the last time the Board discussed the Roadway Inn there was an issue with the Security Guard. He stated that the conditions state that the new owner agrees to maintain a minimum of one professional Security Guard who is licensed and bonded to be present, at a minimum, from 6pm to 6am at the property to serve as Security Supervisor. He continued by stating that the Security Guard will inspect all common areas, the immediate area outside of the hotel and the hotel parking lot at a minimum of at least one time every two hours that the hotel is operating. He states that is all the condition says but does not say anything about a hotel employee. He states that he communicated with Mr. Patel about it and Mr. Patel says his issue is cost which basically is the cost to have someone there 12 hours a day, 7 days a week, at \$15 an hour, that's \$1260 a week which is \$65,520 a year. Brian Manion states that Mr. Patel is asking if there is any chance the Village will work with him on that. Brenda Williams mentions that he agreed to the conditions. Brian Manion states he knows and Mayor Black states that we do not asks the other hotels to do this either. Mayor Black continues that if we do him than we can't just pick on him. He also states he doesn't think it's feasible and that we have the police to get out there. Brian Manion states that Mr. Patel's point is that the person who is there 24/7 is going to be a licensed and bonded Security Guard which he sees as better as nothing at all. He states that it is up to the Board to make that call. Mayor Black mentions that is a lot of cost to put on Mr. Patel and would hate to have that put on himself. John Buckley that there has been a lot of aggravations for the Village with all the stuff going in that motel too. Matt Modrovsky asks Chief Moore about the fact

that you can hire an off-duty Police Officer by their FOP contract. Chief Moore gives a detailed explanation on the ways and means a police officer must take in order to work as a part-time Security Guard. Chief Moore states that the main thing for him with Security Guard issue is that there is somebody there that is actually patrolling the building and reporting disturbances to the Police and gives examples of what he means. He states that he would not hold it against them. He states that to be afraid and not call the police is a bad thing but the more they call the police the better it is for their customers because that is what the police are there for. He states that if the hotel finds something and try to take care of it themselves that is where things start to get out of hand. Mayor Black asks if they want to move this to the Police Committee and asks John Buckley if he can handle this and if he can look into it more. John Buckley asks if he is talking about the security system and states that the States Attorney doesn't set the rules for it but it was part of the agreement for the Rodeway Inn to stay in business. He states that we have had enough headaches down there and that he is not in favor of cutting them any slack at this point. Brenda Williams brings up that she has an issue with the Manager being the Security Guard and walking the grounds and checking people out. Brian Manion goes back to the condition from the agreement that outlines the Security Guard requirement. Brenda Williams states that the condition states that Rodeway Inn has to hire a Security Guard. Brian Manion reads over the condition and states that it does not say that it has to be a non-employee from a third party. Mayor Black mentions he doesn't how we can pick out one hotel and not all of them. John Buckley states that we didn't have a raid on the other hotels and not that we shouldn't probably with the other hotels. John Buckley states that Mr. Patel came here and was compliant with all the ordinances and everything that the Village did so he should have figured out the dollar amount better. Mayor Black asks Brian Manion what Patel is asking. Brian Manion states that Mr. Patel interprets this language that it doesn't require for him to hire someone from outside and that if he has his manager licensed and bonded Security Guard that he is complying with this condition and doesn't have to hire an outside person. Brian Manion states that to be frank, the condition doesn't say it has to be a Security Guard employed by a third party or contracted by a third party.

Mayor Black asks if it is a new hotel owner that you are going to have them do the same thing. Brian Manion states that this only has to do with the Rodeway Inn conditions. Wally Abernathy mentions that these conditions were through the States Attorney's office. Brian Manion states that they drafted them but it was up to the Village whether or not to change them or take them or leave them. He mention the Board passed those with the condition for the business license. John Buckley states that Mr. Patel was here and he agreed to them. Brian Manion agrees but states the problem is that it doesn't black and white say that a professional Security Guard has to be a non-employee of the hotel. John Buckley states that we can give Mr. Patel that a little bit if he is going to have somebody that the Board finds is going to be true and faithful to do it and not turn their head to it. Brian Manion agrees and states that Mr. Patel's plan is to have someone there who wears two hats. He will be licensed and will go to training, get licensed and bonded to be a Security Guard but is also wearing a hat that he is their manager or front desk person. John Buckley states that it is not a loophole but the way it looks like the fox is guarding the henhouse. He states having them patrolling themselves is not right. Brenda Williams states if he does do that and he doesn't follow through with it, with this contract the Village can shut him down. Brian Manion agrees. John Buckley states that we can give him this and give him his chance to allow someone or family to be the in-house person so they are not paying someone and running up an astronomical bill. He feels they should try this and let them supervise themselves with a licensed Security Guard. Brenda Williams and John Buckley both agree they do not think this is going to work. Brian Manion recommends that he write a letter that states that although the Village does not fully agree with his interpretation the Village is willing to give it a try to see how it works. John Buckley states to let it go for a couple of months to see how it goes. Mayor Black asks Chief Frank Moore if there are any issues currently with the Rodeway Inn. Chief Moore states nothing that is uncommon with normal operations. Mayor Black asked if there were more problems with other hotels than with Rodeway Inn. Chief Moore goes over the issues with Best Inns and the issues that the French Village has with their fire alarms not working. He states that the Rodeway Inn has made significant improvements. He

states that they still have disturbance calls for some things at Rodeway Inn. John Buckley states that is going to happen just as long as you don't have things happening like in the past. Chief Moore states that before, the owner of the Rodeway Inn was involved in the criminal activity. He states now that if there is an issue that when it happens they should call the police and they will come take care of it. Mayor Black states that he is with John Buckley on giving Rodeway Inn a chance and if they don't live up to it then take care of it then. John Buckley states to give them 3 or 4 months or whatever the Board thinks will be sufficient and get with Chief Moore to see how they are doing. He states that if there are issues than come up a different plan of attack. Chief Moore states he will keep going with the Rodeway Inn monthly report and go over it. Brian Manion asks if the Board is ok with the letter from the States Attorney that they are ok with reducing the 90-days to 30-days. The Board is ok with this. Mayor Black states the thing is that we need those hotels down there to survive. He states that they are bad but we still need them. John Buckley states if we clean them up a little more than we could be doing better. Matt Modrovsky states that the Best Inns does not have their fire alarms working yet that is scheduled. He states that Chief Lapointe is giving them one more week then he will call the State Fire Marshal. He states the sprinklers are still working but if the alarm is not fixed in a couple of days the Fire Marshal will be called and they will be shut down.

Ordinance:

Trustee Brenda Williams had nothing to add to the Board Meeting Agenda. She stated that is still going through the Binders and is waiting to hear from Brian Manion's Office for the ok on it. Brian Manion states he is still working it.

Emergency Management:

Trustee G.W. Scott was absent but had nothing to add to the Board Meeting Agenda. Brian Rader states that two of the Village's tornado sirens did not go off during testing. He states that they will be tested again on Tuesday at 10am. He is asked which two and he states it was the St. Stephens siren and the siren down by Cracker Barrel. He states he doesn't

know why they didn't go off. He asks since they have been a problem if it would be beneficial to upgrade with new technology. He is told to get with Keith Moran to see what can be done.

Miscellaneous:

Police Chief Frank Moore introduced the new part-time Caseyville Police Officer Naquan Routt to the Village Board.

Closed Session

A motion was made by Matt Modrovsky, seconded by Jackie Mitchell, at 8:13pm to go into closed session to discuss Personnel pursuant to 5 ILCS 120/2(c)(1), Litigation pursuant to 5 ILCS 120/2(c)(11) and collective bargaining pursuant to 5 ILCS 120/2(c)(2).

Voting on the motion: G.W. Scott - **Absent**, Jackie Mitchell. - **Yea**, Wally Abernathy - **Yea**, John Buckley - **Yea**, Brenda Williams - **Yea**, Matt Modrovsky - **Yea**

5 Yeas, 1 Absent - Motion Passed.

A motion was made by Brenda Williams, seconded by Wally Abernathy to come out of closed session at 8:52pm.

Voting on the motion: G.W. Scott - **Absent**, Jackie Mitchell. - **Yea**, Wally Abernathy - **Yea**, John Buckley - **Yea**, Brenda Williams - **Yea**, Matt Modrovsky - **Yea**

5 Yeas, 1 Absent - Motion Passed.

Adjournment:

Meeting adjourned at 8:53 p.m.

Respectfully Submitted by


Rob Watt
Village Clerk