

MINUTES

Meeting of the Committee of the Whole
May 9, 2017– 7:30 P.M.
Council Chambers at
Tinley Park Village Hall
16250 S. Oak Park Ave.
Tinley Park, IL 60477

Motion was made by Trustee Mangin, seconded by Trustee Berg to close the Executive Session Special Meeting of the Committee of the Whole at 8:00 p.m. Vote by voice. Chairman Younker declared the motion approved.

ROLL CALL:

Members Present:

J. Vandenberg, Mayor
B. Younker, Village Trustee
M. Pannitto, Village Trustee
C. Berg, Village Trustee
W. Brady, Village Trustee
M. Mangin, Village Trustee
M. Glotz, Village Trustee (Left at 8:46)

Other Board Members Present:

K. Thirion, Village Clerk

Absent:

Staff Present:

D. Niemeyer, Village Manager
S. Tilton, Assistant Village Manager
B. Bettenhausen, Village Treasurer
P. Connelly, Village Attorney
K. Workowski, Public Works Director
K. Urbanski, Assistant Public Works, Director
T. Kopanski Water Superintendent
J. Prinz, Village Engineer
P. Wallrich, Interim Community Development Director
P. Hoban, Economic Development Manager
L. Valley, Executive Secretary
R. Zimmer, Assistant to the Mayor
L. Godette, Deputy Clerk
B. Bennett, Commission Secretary
A. Woolfalk, Commission Secretary

Item #1 – The meeting of the Committee of the Whole was called to order at 8:01 p.m.

Item #2 – CONSIDER APPROVAL OF THE MINUTES OF THE REGULAR MEETING OF THE COMMITTEE OF THE WHOLE MEETING ON April 11, 2017 - Motion was made by Trustee Pannitto, seconded by Trustee Vandenberg to approve the minutes of the Committee of the Whole meeting held on April 11, 2017. Vote by voice. Chairman Younker declared the motion carried.

Item #3 – DISCUSS ADDING ONE (1) CLASS O LIQUOR LICENSE – SOUND GROWLER, 8201 183RD STREET, SUITE P. – Mayor Vandenberg stated Sound Growler is seeking one Class O Liquor License. He noted that there are currently 2 Class O licenses active and this would add one.

The Petitioner Mr. Arturo Lamas introduced himself and stated the location is 5,000 sq. ft. and is located at 8201 183rd St., Tinley Park. The facility has a 15 barrel brewhouse, a full kitchen, and seating for patrons. The kitchen will focus on Mexican style small plates that will pair with their beers. They are currently under construction and expect to open early summer.

Village Attorney, Patrick Connelly stated there are currently 2 Class O licenses active. The board will have to vote to increase this number. This request will be on the next agenda.

Trustee Pannitto asked if they had any plans for gaming in the future. The Petitioner replied that he did not.

Item #4 – DISCUSS INTERGOVERNMENTAL AGREEMENT BETWEEN VILLAGE OF TINLEY PARK AND STATE OF ILLINOIS FOR 191ST STREET FROM HARLEM TO OAK PARK AVENUE. - Village Engineer Jenifer Prinz stated this project is being funded primarily by federal and state grants. Bids were recently received for the project and the low bid came in at \$3,298,364.11 well under the estimate of \$3,446,000. The Village will be responsible for roughly \$540,000 or 16%. The state will also be participating in the amount of 7%. Staff is asking to waive 1st reading at the next board meeting due to time constraints. IDOT had the agreements since December of 2016 and they just approved them on April 20, 2017. They will not award the project without these agreements being in place.

Item #5 – DISCUSS OAK LAWN WATER ISSUE – Village Manager, Dave Niemeyer updated the Board with a PowerPoint presentation regarding the Regional Water System (RWS). He explained the overall project update including concerns for cost increases and scope changes. Staff will be looking for the authority to move forward with this project.

Village Attorney, Patrick Connelly stated his firm represents Oak Lawn and would not be able to answer any questions regarding this issue.

Item #6 - DISCUSS ANNEXATION FOR FIRST BAPTIST CHURCH (Moved from Item #11) - Paula Wallrich, Interim Community Development Director stated Pastor Harold Parsley of the First

Baptist Church approached the Village asking to annex to the Village to be able to be included in the Village's utilities.

The Annexation Agreement outlines code deficiencies that must be remedied within six (6) months of the execution of the Agreement including connection to the Village sanitary service and water supply. A fire sprinkler system must be installed within three (3) years of the execution of the Agreement; the existing Fire Alarm system must be activated and monitored by the Village within three (3) months of the execution of the Agreement.

The term of the Agreement is twenty (20) years. A Public Hearing is tentatively scheduled for the June 6th Village Board meeting.

Pastor Parsley stated he was grateful to be a part of Tinley Park.

Item #7 – DISCUSS HILLWOOD INCENTIVE REQUEST – Patrick Hoban, Economic Development Manager stated Hillwood Properties plans to invest approximately \$18,183,907 in the development of a speculative industrial logistics/manufacturing facility on the vacant lot west of the M-Block building located at 18604 Ridgeland Ave.

The request is a Class 8 incentive Cook County provides an incentive program to allow the reclassification of industrial property to effectively lower their tax. One of these program incentives is the Class 8 reclassification program. Rich Township has been designated as eligible for Class 8 reclassification based on studies performed in the past and approved by the Village and Cook County.

The project will be an enhancement to the Village and the neighborhood by the occupancy of a vacant industrial lot in the Tinley Park Corporate Center, a planned location for industrial companies in the Village.

Item #8 – DISCUSS PRIMAL PARKING LEASE AGREEMENT- Paula Wallrich, Interim Community Development Director noted the owners of Primal Cut have addressed a significant parking shortage by hiring a valet service that operates Thursday through Sunday. The Valet Service entered into an agreement with the Tinley Park United Methodist Church to park the cars serviced by valet.

The Legacy Code does not require parking for commercial land uses in the Downtown Core District. There is some public parking provided in the area and the Metra lots are open after 10:30 each day. The owners feel that additional dedicated parking spaces need to be provided near their entrance. The owners approached the Village requesting the lease of six spaces along the east façade of the Public Safety Building/Fire Station 1 located at 17355 68th Court.

A lease agreement has been drafted providing for the lease of six parking spaces to Primal Cut for a one year term at a monthly rate of One Hundred Fifty Dollars.

Mayor Vandenberg stated he would like to ask the Board to consider no charge for the monthly lease. He would like to encourage the new business and Primal Cut has invested a large amount of money. It would be a decent way for the Village to be “Business Friendly” and to show that we want them to succeed and not charge a dollar amount for the six spots.

Item #9– DISCUSS REFUSE CODE AMENDMENT – Assistant Village Manager, Steve Tilton stated The Village first established a recyclable Material Program in the 1990’s upon adopting Ordinance NO. 90-O-053. Section 96.14 of the Village Code provided the refuse disposal contractor was to remit proceeds from the sale of all recyclable materials to the Village on a monthly basis with quarterly reports.

The Village’s 1990 refuse contract provided that the contractor would pay the Village \$10,000 per year as salvage value for the recyclables. In response to a 1993 request for proposals to provide services, the Village entered a contract where the contractors would pay the Village \$12,000 per year as salvage value. Since the Village’s 1993 contract, the \$12,000 annual payment to the Village, in lieu of the reporting requirement, has been in each refuse contract.

Section 96.14 had previously been the subject of litigation; however, the case has since been dismissed. The Village has waived the requirement of Section 96.14 for approximately the last 27 years. The proposed Ordinance will amend Section 96.14 of the Village Code and remove the requirement for the refuse contractor to remit the proceeds from the sale of recyclable material.

Mr. Tilton noted in 2001 there was a change in the contract where the Village would be paying for the recycling carts and the total cost up until a certain year, and then an agreement was made with the hauler that they would provide the cart for free and they would no longer give us the 12k for the recyclables. Previously the hauler would provide them and the Village would pay for them. The Village waived the provisions to our Code as there was alternative language in each of the refuse contracts saying they would either pay that annual payment from 2001 on or the contractor would provide recycling bins to each of the residents. This proposed amendment will remove the portion of the Village Code that is subject to that litigation.

Item #10 – DISCUSS AWARDING CONTRACT – BANNES PEDESTRIAN BRIDGE – Bids were received and publicly read on April 6, 2017 at 10:01 am for the Bannes Pedestrian Bridge.

The Engineer’s Estimate was \$220,630.00

The bids were reviewed and found to be in order. Staff recommends that the Village award the contract to the lowest responsive bidder, MYS Incorporated, in the amount of One Hundred Forty thousand, Two Hundred Eight Dollars and Ten Cents (\$140,208.10). They are IDOT prequalified.

Item #11 – DISCUSS DEMO BIDS FOR 17226 OAK PARK AVENUE – The Village recently issued an invitation to bid regarding one structure within the Village that has been court approved for demolition. The property is located at: 17226 Oak Park Avenue. Per the bid specifications, the

contractor will be responsible for the removal of the building structure and any required hazardous material. The Contractor will also be responsible for site restoration.

The Village conducted a bid opening on May 1, 2017 and received bids from five interested parties. Bids include hazardous material removal. The bids were reviewed and found to be in order. Staff recommends awarding the contract to KLF Enterprise, in the amount of \$32,163.

Item #12 – DISCUSS APPOINTMENT MAYOR PRO-TEM FOR THE 2017/2018 FISCAL YEAR –

Mayor Vandenberg stated the Village must elect a member of their Board for the position of Mayor Pro Tem. This individual would take on all the duties of the Mayor in the event of a temporary absence in the Mayor's office. Mayor Vandenberg recommended Trustee Younker and asked that it be put on the agenda for the next Village Board Meeting.

Item #13 - DISCUSS COMMITTEE STRUCTURE – Mayor Vandenberg presented the revised standing committee structure. The intent of the revision is to bring the committee structure more in line with the actual operations of the Village. If the Board wishes to move forward with this structure an appropriate amending Ordinance will be prepared. He recommends bringing this to the next Board Meeting.

Item #14 – RECEIVE COMMENTS FROM THE PUBLIC – Resident #1 asked if the Board could look into helping her with her water bill. The meter was replaced and the bill has been quite a bit higher than it was. She was promised a refund on her bill, but now she was told there was no proof that there was an issue with the meter.

ADJOURNMENT – Motion was made by Trustee Pannitto, seconded by Trustee Brady to adjourn the meeting of the Committee of the Whole. Vote by Voice. Chairman Younker declared the motion carried and adjourned the meeting at 9:32 p.m.

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*cc: Village Board
Village Manager
Assistant Village Manager
Village Treasurer
Deputy Village Clerk*