

**MINUTES**  
**Committee of the Whole**  
**August 11, 2015**  
**Fulton Conference Room**  
**7:30 p.m.**

Members Present: D. Seaman, Mayor  
P. Rea, Village Clerk  
B. Maher, Village Trustee  
T. Grady, Village Trustee  
M. Pannitto, Village Trustee  
J. Vandenberg, Village Trustee  
B. Younker, Village Trustee  
B. Brady, Village Trustee

Members Absent: None

Staff Present: D. Niemeyer, Village Manager  
M. Mertens, Assistant Village Manager  
S. Tilton, Assistant Village Manger  
A. Brothen, Assistant Village Treasurer

Others Present: S. Filkins, Tinley Junction  
M. Nolan, Daily Southtown  
S. Sepessy, Resident

**Item #1: Call Meeting to Order** - Motion was made by Trustee Grady, seconded by Trustee Maher to call the August 11, 2015, Committee of the Whole meeting to order. Vote by voice call: Mayor Seaman declared the motion carried and called the meeting to order at 7:30 p.m.

**Item #2: Consider approval of the minutes of the Committee of the Whole meeting held on July 14, 2015.** Motion was made by Trustee Younker, seconded by Trustee Maher to approve the minutes of the Committee of the Whole meeting held on July 14, 2015. Vote by voice call: Mayor Seaman declared motion carried.

**Item #3: Legacy Pond Tax Increment Financing District (TIF)** – AVM Mertens presented an overview of the proposed Tax Increment Financing District (TIF) for the Panduit/Legacy Pond District. The District would encompass the Tinley Park High School site, the Panduit site and the adjacent property along Oak Forest Avenue to Harper’s Hill, approximately 146 acres. AVM Mertens presented an overview of the professional services for the creation of the TIF District as supplied by Ehlers Associates. Phase I – III is estimated at \$30,000 with a possible Phase IV, for a housing impact study, estimated at \$10,000. Upon discussion, the direction of the Committee was to have staff further review the Village’s Water and Sewer Fund reserves as well as future projects that would utilize the Water and Sewer Fund. This item will be discussed at the next Committee of the Whole meeting.

**Item #4 Discuss Tinley Park Exchange** – Village Manager Niemeyer presented an overview of the contract for the Exchange Newsletter printing. He advised the Board that the contract is for a two (2) year period with the options of three (3) different-sized page publications. Staff is

seeking direction on the fall publication based on the last Committee of the Whole discussion, which would eliminate the Trustee articles. Upon discussion, the consensus of the Committee is to recommend a fall publication as presented and to have staff continue to investigate other options for communicating to the businesses and citizens of Tinley Park. Additionally, staff was directed to investigate the cost and timing for televising Village Board meetings.

**Item #5 Discuss Open Items List -**

**Mayor** – Mayor Seaman discussed the need to fill the vacant Finance and Economic Development Committee Chair position as well as the vacant Mayor Pro Tem position. The members discussed the possibility of Trustee Maher becoming the Finance and Economic Development Committee Chair, Trustee Grady becoming the Public Safety Committee Chair, Trustee Pannitto becoming the Building and Code Compliance Committee Chair and Trustee Brady becoming the Budget and Administration Committee Chair. The members were to review the options and advise the Mayor of any questions or concerns with these possible appointments prior to the August 18, 2015 Village Board meeting.

The Mayor advised the members that the Mayor Pro Tem position has historically been assigned based on seniority. Based on this standard Trustee Maher would be appointed the next Mayor Pro Tem. Both appointment items are anticipated to be presented for formal consideration at the August 18, 2015 Village Board meeting.

The Mayor advised the members that he would like to finalize the Commission appointments during the month of September and requested any additional candidates and recommendations be presented to his office for review. Lastly, the Mayor requested that staff investigate the technical details if the Historic Preservation Commission is eliminated and how it would impact the review and standards of Village Ordinances.

**Clerk's Office** – The Village Clerk presented an overview of the vehicle sticker revenue and demographic data for the month of July 2015. Additionally, he advised that the Ethics Ordinance and transparency policy would fall under the Budget Committee with the Clerk's Department assisting as needed.

**Budget & Admin** – Trustee Pannitto presented an overview of the Elected Official Compensation and Longevity Pay Ordinance. He advised that a draft Ordinance to repeal longevity pay is available and the only outstanding item is finalizing the pay for the Mayor, Clerk and Trustees. The Mayor suggested a pay range for the Mayor's position at \$45,000, the Clerks position at \$43,000 and the Trustees at \$15,000. Upon discussion, the Mayor advised he would e-mail a copy of the Elected Official Survey and would seek input on the final pay range for elected officials to be included in the upcoming Ordinance Amendment.

Trustee Pannitto advised that staff is finalizing the Village of Tinley Park Ethics Ordinance. Further discussion is planned at a September Budget and Administration Committee meeting.

**Building & Compliance** – Trustee Grady advised the Committee that staff is finalizing recommendations for the enhancement of the Comprehensive Building Code and updates to the

2012 ICC Code. Additionally, he provided an update on the property maintenance memo as supplied by staff. Upon discussion, the consensus of the Committee was to recommend that the Village Board move forward with the demolition process for the old Clark gas station at 176<sup>th</sup> and Oak Park Avenue, the old medical office building at 171<sup>st</sup> and Oak Park Avenue and the old medical building at 171<sup>st</sup> and Harlem.

**Finance & Economic Development** – the Village Manager advised that staff is reviewing a detailed list of professional service contracts and will be presenting a recommendation for issuing RFQs for key professional service contracts. Additionally, staff was directed to review in-sourcing and out-sourcing options with respect to these professional services.

**Planning & Zoning** – Trustee Vandenberg presented an overview of the Text Amendments for the Tinley Park Legacy Code. These amendments include correcting scrivener errors and reviewing the permitted and prohibited use list for the district. Trustee Vandenberg also advised that additional members would be needed for the Zoning Board of Appeals to fill vacancies. The Committee discussed the possibility of combing the Plan commission and the ZBA as well as providing additional technical training for the ZBA members. Lastly, Trustee Vandenberg provided an overview of key projects going before the Plan Commission and he highlighted the Aetna Development at 191<sup>st</sup> and Harlem that may receive additional resident review and input during the planning process.

**Public Safety** – Trustee Maher presented an overview of the reporting documents as supplied by the Administrative Assistant. He advised the Committee that there will be a recommendation forthcoming for the vacant Assistant Fire chief position. The Committee also discussed the Fire Dept. staffing and recruitment process and requested that this item be discussed in greater detail at a future Public Safety Committee meeting.

**Public Works & Boundaries** – the Village Manager presented an overview of the Oak Lawn Water Agreement Project and advised the Committee that future discussions will need to be had regarding the Utility Rate Study and funding options for the expansion of the redundant water supply line. The Village Manager also provided an overview of the Cook County Unincorporated Grant Project. He advised the Committee that the attorney is currently reviewing an intergovernmental agreement that would encourage the incorporation of properties into the community.

The Mayor requested input on the District 210 School closure possibilities and requested that the Village Manager assist with communicating the Village's interest in keeping the Lincoln Way North school open as part of their budget options. Lastly, he advised that Senator Hastings is coordinating a meeting in Springfield to discuss options for the former Tinley Park Mental Health Center site.

Motion was made by Trustee Grady, seconded by Trustee Vandenberg, to adjourn the Committee of the Whole Meeting. Vote by voice call: Mayor Seaman declared motion carried and adjourned this meeting at 10:05 p.m.