

MINUTES
Meeting of the Committee of the Whole
June 29, 2021 – 6:45 p.m.
Village Hall of Tinley Park – Council Chambers
16250 S. Oak Park Avenue
Tinley Park, IL 60477

President Pro Tem Brennan called the special meeting of the Committee of the Whole on June 29, 2021, to order at 6:47 p.m.

At this time, President Pro Tem Brennan stated this meeting is being conducted pursuant to Governor Pritzker's disaster proclamation and Public Act 101-0640, which amends requirements of the Open Meetings Act due to the COVID-19 pandemic. President Pro Tem Brennan introduced ground rules for effective and clear conduct of Village business.

Clerk Thirion called the roll. Present and responding to roll call were the following:

Members Present: M. Glotz, Village President
K. Thirion, Village Clerk
W. Brady, Village Trustee
W. Brennan, Village Trustee
D. Galante, Village Trustee
D. Mahoney, Village Trustee
M. Mueller, Village Trustee
C. Sullivan, Village Trustee

Members Absent:

Staff Present: D. Niemeyer, Village Manager
P. Carr, Assistant Village Manager
K. Clarke, Community Development Director
L. Godette, Deputy Village Clerk
J. Urbanski, Public Works Director
H. Lipman, Assistant to the Village Manager
P. Connelly, Village Attorney

Others Present:

Item #2 - CONSIDER APPROVAL OF THE MINUTES OF THE SPECIAL COMMITTEE OF THE WHOLE MEETING HELD ON JUNE 15, 2021 – Motion was made by Trustee Mueller, seconded by Trustee Brady, to approve the minutes of the Committee of the Whole meeting held on June 15, 2021. Vote by roll call. Ayes: Brady, Brennan, Galante, Mahoney, Mueller, Sullivan. Nays: None. Absent: None. President Pro Tem Brennan declared the motion carried.

Item #3 – RECEIVE CANNABIS UPDATE – Kimberly Clarke, Community Development Director, presented the update. With the potential of more licenses to be issued in the next month by the State, Staff is reexamining Village zoning code to determine if changes can be made to make it easier for a dispensary to locate in the Village.

The Village adopted Ordinance 2020-O-038 which amended the Tinley Park Zoning Ordinance to define and regulate Adult Cannabis Dispensing Organizations as a Special Use in the B-2 & B-3 Commercial Zoning Districts along with conditions to be considered within those districts. Conditions that are currently in place that impact the

location of a dispensary, typical dispensary specifications (based on conversations with dispensary owners), and locations in the Village that meet the current Ordinance and potential modifications to the zoning code were presented. Changes to the code will be discussed during a Plan Commission meeting.

Trustee Mueller stated he is in favor of removing the standalone requirement as well as allowing use in the ORI/M-1/MU-1 and B-1 Zoning Districts while maintaining the residential distance requirement. Trustee Brady concurred.

Trustee Sullivan asked if there are schools near the B2 & B3 districts. Ms. Clarke stated if there are, State law would prevent a dispensary from applying.

Item #4 – CONSIDER ROUTE 45 UTILITY EASEMENT – Ms. Clarke presented the Route 45 easements. As part of an economic development initiative, the Village is finalizing the engineering for the extension of utilities along the Route 45 corridor at 183rd Street in the hopes of spurring development in this area. Despite the delays COVID has created on future commercial development in the area, the extension of utilities remains a priority so the infrastructure is available once the economy supports development in this area again. This is consistent with the original goal for the utility extension; to act as an inducement for development.

Loyola University Medicine has agreed to partner with the Village by entering into a Temporary Construction and Perpetual Utility easement on both of their properties. The easements will grant permission for the Village to construct a watermain extension from 179th Street to 183rd Street and construct a permanent lift station. Without this partnership, the Village would be unable to move forward with this critical capital improvement project which will serve this area for future development.

The Village will enter into two agreements with Loyola for the two properties they own that will be needed for this project.

Agreement 1-Property located at 17901 96th Avenue:

- This agreement grants the Village a perpetual 10' wide utility easement along the frontage of the parcel that abuts the south side of 179th Street.
- The Village is to complete the water and sewer lines by December 31, 2021, and restoration by March 31, 2022. The Village may be granted a reasonable extension period for unforeseen circumstances such as uncontrollable events experienced by a broad population, i.e., pandemics, war, or extreme weather that is not the fault of Grantee and that makes it difficult or impossible for Grantee to carry out normal business. This would not include delays caused by the contractor, material supply, or anything else other than what is outlined above.
- Village will pay \$300 for the required removal of the tenant's crop located within the temporary construction easement and utility easement.
- Grantee will reimburse Grantor's tenant \$18.75 per square foot for any and all other costs incurred by the Grantor's tenant to his crop due to damage that resulted from the Project.
- This property is currently zoned B-3 (General Business and Commercial). The agreement acknowledges a medical clinic and medical office use is permitted in this zoning district.
- The agreement acknowledges the Village will support Loyola's actions in obtaining ingress/egress off of 179th Street or Chopin Drive. Anything the Village has authority over will be reviewed and approved through the Site Plan process.

Agreement 2-Property located at 18100 96th Avenue:

- This agreement grants the Village a perpetual 75'x75' utility easement on the property for the construction of a lift station.
- The Village is to complete the construction of the lift station on May 31, 2022, and restoration by June 30, 2022. The Village may be granted a reasonable extension period for unforeseen circumstances such as uncontrollable events experienced by a broad population, i.e., pandemics, war, or extreme weather that is not the fault of Grantee

and that makes it difficult or impossible for Grantee to carry out normal business. This would not include delays caused by the contractor, material supply, or anything else other than what is outlined above.

- Village will pay \$300 for the required removal of the tenant's crop located within the temporary construction easement and utility easement.
- Grantee will reimburse Grantor's tenant \$18.75 per square foot for any and all other costs incurred by the Grantor's tenant to his crop due to damage that resulted from the Project.
- This property is currently zoned B-3 (General Business and Commercial). The agreement acknowledges a medical clinic and medical office use is permitted in this zoning district.

Motion was made by Trustee Mueller, seconded by Trustee Sullivan to recommend the Route 45 utility easements be forwarded to the Village Board. Vote by roll call. Ayes: Brady, Brennan, Galante, Mahoney, Mueller, Sullivan. Nays: None. Absent: None. President Pro Tem Brennan declared the motion carried.

Item #5 – CONSIDER APPOINTMENT OF ILLINOIS MUNICIPAL RETIREMENT FUND (IMRF)

REPRESENTATIVE – David Niemeyer, Village Manager, presented the IMRF representative appointment. In accordance with IMRF rules, an authorized agent must be appointed by the Village Board to act for the Village of Tinley Park concerning its participation in IMRF. Due to the retirement of Brad Bettenhausen, a Resolution has been drafted naming Human Resources Director, Angela Arrigo, as the authorized agent on behalf of the Village.

Motion was made by Trustee Sullivan, seconded by Trustee Brady, to recommend the appointment of an IMRF representative be forwarded to the Village Board. Vote by roll call. Ayes: Brady, Brennan, Galante, Mahoney, Mueller, Sullivan. Nays: None. Absent: None. President Pro Tem Brennan declared the motion carried.

Item #6 – CONSIDER ELECTRICAL AGGREGATION OPTIONS – Hannah Lipman, Assistant to the Village

Manager, presented the electrical aggregation options. Electric aggregation renewal options were discussed at the June 1st Committee of the Whole and Village Board meetings. The Board provided direction to stay with the current supplier, MC2, for a three-year contract, at the EPA level of green energy. The Village would also receive \$60,000 per year as a Civic Contribution from MC2.

The Village's consultant, NIMEC, notified the Village of changes at the State level that will directly impact program choices. One of the key components of electricity costs is a regulated cost called Capacity. This charge is one of the regulated costs included in the energy rate that suppliers quote to their clients. Capacity ensures the electric grids in Illinois have sufficient availability of power during peak load periods. These Capacity dollars are paid to suppliers to reserve a portion of their generation should the grid managers need the generation to meet unusually high demand.

Revised Options are a one-year contract with either Eligo Energy or MC2. Eligo would commit to a \$70,000 Civic Contribution. MC2 would commit to a \$30,000 Civic Contribution.

Trustee Mueller stated he would prefer to stay with MC2.

President Pro Tem Brennan stated he would prefer to postpone the decision. Mr. Niemeyer stated the decision would need to be made at the July 20, 2021, Village Board meeting.

Item #7 – CONSIDER VILLAGE HISTORIAN APPOINTMENT – Mr. Niemeyer presented the Local

Historian appointment. Brad Bettenhausen is retiring as Treasurer on June 30, 2021. Mr. Bettenhausen is President of the Tinley Park Historical Society and knows as much about the history of Tinley Park as anyone else in the community. This appointment will allow Mr. Bettenhausen to continue his research on Tinley Park's history which will benefit the Village by having its history memorialized. Mr. Bettenhausen will have to ability to access records with the Manager's Office approval.

President Pro Tem Brennan thanked Mr. Bettenhausen for his years of service and dedication to the Village.

Motion was made by Trustee Mueller, seconded by Trustee Brady, to recommend the Village Historian Appointment be forwarded to the Village Board. Vote by roll call. Ayes: Brady, Brennan, Galante, Mahoney, Mueller, Sullivan. Nays: None. Absent: None. President Pro Tem Brennan declared the motion carried.

Item #8 – CONSIDER AMENDMENT TO COMMITTEE ORDINANCE 30.43 & 30.40 AND CONSENT AGENDA ORDINANCE 30.005 – Mr. Niemeyer presented the code changes which will change items allowed on the consent agenda which are more in line with standard municipal practices, as well as the Village’s committee structure.

- Standing Committee meetings no longer to be held on specific dates, but on an as-needed basis.
- Update the Code to include current standing committees. Liaison relationships would be as appointed by the Village President with support of the Board, without naming assignments of specific commissions/committees.
- Bids up to \$100,000 to be allowed on the consent agenda. Bids will continue to be reviewed at the Committee level.
- Currently an item cannot be placed on the consent agenda unless it is reviewed at a committee meeting held on a previous night. As committee meetings will no longer be held on separate nights, this provision should be eliminated.
- Add the ability for the Village President to remove items from the consent agenda during a meeting. Currently, only trustees may remove an item.

Trustee Galante asked about scheduling Committee meetings and how Commission liaisons will be appointed. Mr. Niemeyer responded while more Committee of the Whole meetings have been called so all Trustees may be active, individual Committee meetings may still be called. Liaisons will be appointed so the most appropriate Board member is aligned with the Commission.

Motion was made by Trustee Mahoney, seconded by Trustee Brady, to recommend the amendment to Committee Ordinance 30.43 & 30.40 and Consent Agenda Ordinance 30.005 be forwarded to the Village Board. Vote by roll call. Ayes: Brady, Brennan, Galante, Mahoney, Mueller, Sullivan. Nays: None. Absent: None. President Pro Tem Brennan declared the motion carried.

Item #9 – CONSIDER PROPOSAL FROM J & J NEWELL CONTRACT FOR TIF-FUNDED SIDEWALK IMPROVEMENTS FOR SOUTH STREET AND 174TH STREET – John Urbanski, Public Works Director, presented the proposal. The Village of Tinley Park requested J&J Newell to prepare and submit a quote to remove various sections of sidewalk and concrete stairs along the north side of South Street and the south side of 174th Street. This work extends from Oak Park Avenue to 66th Court on South Street and from 67th Court to limits of the road improvements for The Boulevard on 174th Street. The concrete improvements are to eliminate trip hazards and damaged sidewalk sections, replace aged, cracked steps to the Metra Station, and add code-compliant concrete steps to the sidewalk in front of 17407 174th Street.

The proposal from J&J Newell is in the amount of \$25,090.60. The unit prices will match the prices currently in place as part of the Village’s current contract for the Sidewalk and Curb Replacement Project.

Motion was made by Trustee Mahoney, seconded by Trustee Sullivan, to recommend a proposal from J & J Newell for TIF-funded sidewalk improvements for South Street and 174th Street be forwarded to the Village Board. Vote by roll call. Ayes: Brady, Brennan, Galante, Mahoney, Mueller, Sullivan. Nays: None. Absent: None. President Pro Tem Brennan declared the motion carried.

Item #10 – CONSIDER EMERGENCY MEDICAL SERVICES (EMS) CONTRACT EXTENSION – Pat Carr, Assistant Village Manager/Director, EM and 911 Communications, presented the contract extension. Staff completed a review of the past 3 years of service with Kurtz/AMR Ambulance and found it to have satisfactorily met the requirements for both program/service and cost options. Based on the original contract, there is the option

of two (2), two (2) year contract extensions. It was recommended the Village combine the extensions to extend the contract for four (4) years to maximum costs and service efficiencies.

Based on original responses three (3) years ago, Kurtz/AMR was the best choice based on cost and service options. Since 2018, the Kurtz/AMR program has saved the village over \$1.5 million that was redirected to various public safety programs.

Pricing Comparison

2018 Summary of the three (3) year costs:

| Base Proposal 2018-2021 | 3 Year |
|-------------------------|--------------|
| Metro | \$2,746, 893 |
| Trace | \$2,141,546 |
| Kurtz | \$1,313,955 |

2021 Summary of Costs:

| Kurtz\AMR Extension Proposal | 4 Year |
|------------------------------|----------------|
| 2021 | \$518,500.00 |
| 2022 | \$534,055.00 |
| 2023 | \$551,411.79 |
| 2024 | \$570,711.20 |
| | \$2,174,677.99 |

Kurtz was also outstanding during the vaccination center stand-up at the Tinley Park Convention Center and the COVID-19 pandemic.

Trustee Galante stated she feels it is important to continue to review bids. She also asked if Kurtz is still having employment issues and if pay rates will be increased. Mr. Carr replied, there is a nationwide shortage of EMS staff; this is not a problem exclusive to Kurtz. Labor costs have increased over the past three (3) years with the current average being between \$47-50K.

Motion was made by Trustee Brennan, seconded by Trustee Mueller, to recommend the extension of the EMS contract be forwarded to the Village Board. Vote by roll call. Ayes: Brady, Brennan, Galante, Mahoney, Mueller, Sullivan. Nays: None. Absent: None. President Pro Tem Brennan declared the motion carried.

Item #11 – RECEIVE COMMENTS FROM THE PUBLIC –

President Pro Tem Brennan asked if there were any comments from the public. There were none.

Laura Godette, Deputy Village Clerk, stated there was no written comment or request to speak telephonically.

Motion was made by Trustee Mueller, seconded by Trustee Brady, to adjourn the Committee of the Whole. Vote by roll call. Ayes: Brady, Brennan, Galante, Mahoney, Mueller, Sullivan. Nays: None. Absent: None. President Pro Tem Brennan declared the meeting adjourned at 7:21 p.m.

dm