

VILLAGE OF OAK LAWN
PUBLIC WORKS/WATER WORKS COMMITTEE

Thursday, April 23, 2020 5:30 p.m. at Village Hall
2nd Floor, Village Hall Auditorium
MEETING MINUTES #2020-01

I. ROLL CALL

Chairman: Alex G. Olejniczak

Members: Trustee Paul Mallo
Trustee Alex G. Olejniczak
Trustee William R. Stalker

Staff: Steve Barrett, Public Works Director
William Meyer, Sewer Division
Brian Hanigan, Finance Director
Deanne Adasiak, Recording Secretary

Also in attendance: Mayor Sandra Bury

II. APPROVAL OF MEETING MINUTES #2019-05 DATED OCTOBER 2, 2019:

A motion to approve the Meeting Minutes of October 2, 2019 #2019-05 was made by Member Stalker and seconded by Member Mallo.

Roll call: Mallo, yes; Olejniczak, yes; Stalker, yes.

Motion to approve passes: 3-0-0.

III. DISCUSSION ON THE FOLLOWING TOPICS

A.) Approve Ordinance A or B for Inspection and Infiltration and Inflow Compliance at the Point of Property Sale or Transfer

Mr. Barrett explained that an Ordinance for Inspection and Infiltration and Inflow Compliance at the Point of Sale or Transfer is a required Ordinance per MWRD. He expressed that he, along with key staff, have discussed the Ordinance in great detail over the last few years. Mr. Barrett said that he will let Billy talk to the details of each Ordinance. He expressed that he feels that there is a “hard” option and an “easy” option and staff is recommending Option “A” which would be the “easier” Ordinance of the two. He added that the Ordinance will not go into effect until January, 2021.

Mr. Meyer explained that if Option “A” is passed the Village will remain in compliance with current regulators (MWRD, IEPA, and the Federal EPA). He explained that when a home sells an inspector will inspect the premises. He pointed out that apartments and condominiums will not have a non-compliance issue but when a single-family home is sold that has an improper connection / illegal hook-up it will be documented and kept on file with the Village. He said the Village would recommend that the homeowner bring the connection in compliance by participating in the Village’s cost share

Ordinance. He expressed at this time the homeowner would not be forced to make that costly true fix. Mr. Meyer said the Village will focus on high value / low dollar targets i.e., open gutter connections, “rot out” connections without caps, etc. He said these would be more inexpensive/minimal items that can be done before a home sells.

Mr. Meyer explained Option “B” is almost identical to Option “A” except that it would require the homeowner to make the full fix at the point of sale. Mr. Meyer said obviously Option “B” is the “end all, be all” but expressed that it is also controversial. He said Regulators are only requiring Option “A” at this point and this will allow the Village to track home sale records. He added that the Village will have this information on file if we amend this Ordinance later and update our Code to Option “B”. Member Mallo asked if the current homeowner would have to provide this information to the buyer. Mr. Meyer responded yes. He explained that Brian’s department already has a process in place with transfer stamps and this particular non-compliance notation would stay with the property. Mr. Meyer said we would inform the new owners to what was found and *still* recommend the needed updates although it would not be mandated yet.

A motion was made by Member Olejniczak to approve Option “A” Ordinance for Inspection and Infiltration and Inflow Compliance at the Point of Property Sale or Transfer. The motion was seconded by Member Stalker.

Roll call: Stalker, yes; Olejniczak, yes; Mallo, yes.

Motion to approve passes: 3-0-0.

Member Olejniczak commented that he likes that Option B is available for future reference if and when we are required to update our Ordinance down the road.

B.) Approve 2020/2021 Sewer Rehabilitation Program

and

C.) Emergency Sewer Repair – 4904 Oak Center Drive

Mr. Barrett explained that this is a continuation of the current program. He said the only difference in this packet is the Strelow property. He said that area requires us to replace pipe. Mr. Barrett indicated that the packet includes a map and shows the pipe that needs to be replaced with required engineering. Mr. Barrett said this would go out to bid separately from the program.

Member Olejniczak asked what the total budget is for this program. Mr. Hanigan said it was bumped up to \$1.8 million. Member Olejniczak asked how the areas were figured out and whether it was an engineer’s recommendation. Mr. Hanigan responded that the areas are determined from the original Master Plan. Mr. Barrett expressed that we have been following our Master Plan from Day 1 and that there have not been changes. Member Olejniczak mentioned that Trustee Phelan made some good points about infrastructure repair and he asked if Trustee Phelan’s information on complaint areas was provided to staff. Mr. Meyer responded that the “complaint” areas have been added in as an overlay into the program. He expressed that those areas pretty much matched what was already in the program. Member Olejniczak expressed that we are

starting to see other hot spots and he asked if staff is keeping track of phone call “complaints” in heavy rain events. Mr. Meyer responded that staff does track and update areas based on phone call complaints. Mr. Barrett commented that street flooding calls come in more than basement flooding calls so he feels that we are seeing progress although he knows we have a long way to go. Mr. Meyer expressed that this program helps all Village infrastructure.

Mr. Barrett mentioned a recent sewer repair underneath the railroad tracks at Southwest Highway & Kenton. He said that that project is finally wrapping up; he said when they finally got underneath the tracks and tied it in on the Rumsey side they found the pipe to be in very bad shape. He said we are recommending that that section pipe be lined this year before we have some type of failure.

Member Stalker asked if the sewer repair contract is similar to the other sewer repair contracts. Mr. Barrett responded yes. Member Stalker asked if the contract was drawn up by an engineer. He expressed that the contract appears punitive and said it appears that the responsibility seems to fall on the Village. Member Stalker asked Mr. Barrett if he has been satisfied with the way this works. Mr. Barrett responded yes.

Member Olejniczak pointed out that right now this contract or any contract moving forward has opportunity for renegotiation. He expressed that “everything is negotiable”. Member Olejniczak expressed that municipalities are hurting, businesses are hurting, and that there is a drop in tax revenue. He said he would encourage challenging a reduction on contracts. He said even a 5% reduction on \$1.8 million is a lot of money. Mr. Meyer commented that staff does have additional bidding pricing documents that the vendors provide so staff is able to review group pricing.

A motion was made by Member Mallo to approve the 2020/2021 Sewer Rehabilitation Program and the Emergency Sewer Repair at 4904 Oak Center Drive. The motion was seconded by Member Stalker.

Roll call: Mallo, yes; Olejniczak, yes; Stalker, yes.

Motion to approve passes: 3-0-0.

D.) Oak Lawn Lake Project update

Mr. Barrett expressed that the lake is just about finished. He indicated that plantings will be added today and he said all that is left are the light poles and the islands that will go in at the middle of the pond. Mr. Barrett commented that there is a lot of positive feedback. Member Olejniczak asked staff how much sludge was removed for the repair. Mr. Barrett replied that the removal was 400 loads *above* the engineer’s estimate. Member Olejniczak remarked that with the removal of the sediment, the lake’s capacity increased by almost 80%. Member Olejniczak asked about the lake’s future maintenance. Mr. Barrett estimated maintenance costs every 3-5 years. He commented that the plantings on site should keep the duck and geese away from the lake.

Member Olejniczak asked about stocking the lake and whether the State of Illinois offers free stocking. Mr. Meyer expressed that it may be difficult especially in heavy rain events as the water goes down the creek. Member Olejniczak asked staff to confirm with the engineer how much more capacity is available since the restoration. Mr. Barrett will look into the opportunity of stocking the lake.

Mr. Barrett mentioned that this year the curbing will be done but that the street will not be paved until next year.

E.) Mariano's Retention Pond Maintenance Plan

Mr. Barrett pointed out that the Village is responsible for the maintenance of the Mariano's retention pond. He said the maintenance plan will include a control burn. Mr. Barrett said that staff is working with the Park District since they do an annual control burn in that area. Mr. Meyer said there will be a burn done before the winter. Mr. Meyer pointed out that there has already been an improvement with some of the work that has been done at that pond. Member Stalker asked if there is any aeration at that pond. Mr. Meyer replied no. Mr. Meyer commented that it is supposed to be a dry bottom pond. Member Stalker asked if there are any issues with the inlay and outlet. Mr. Meyer said the intake most likely has a buildup. He said that will be cleared in the winter months so that it drains properly. Member Stalker asked if that ever drains in the winter. Mr. Meyer responded not that side but the other side does. Mr. Meyer said the maintenance plan cost will drop dramatically as we go further out. Mr. Barrett estimates the initial costs of \$11,000-12,000. Member Stalker asked what would happen if we built over the retention pond. Mr. Meyer responded that the retention is required by MWRD. Mr. Meyer said it is not controlled by local authority as the MWRD mandates it.

F.) Alley Paving Update

Mr. Barrett commented that there was a big section poured today. He said concrete will have to cure for 7-10 days and then they will come in and tie up the area. Mr. Barrett commented that the project has gone very well. Member Mallo asked if this is the first time the Village has used this vendor. Mr. Barrett responded yes. Mr. Barrett expressed that staff has been very happy with the contractor.

Member Olejniczak said cement is all "on its own" in that cost has not gone up or down. Mr. Barrett said that the formal bidding process for concrete bids were delayed due to Covid-19 and he expressed that we will have to consider online bidding. Member Olejniczak commented that the cost of asphalt is plummeting. Mr. Barrett said that he has already discussed that with Brian. Member Olejniczak said we do have to do the infrastructure work. He commented that the cost of fuel will continue to drop. He mentioned that long-term storage is becoming a commodity. Member Olejniczak asked if we could get the online bidding process going in May. Mr. Barrett responded that he is not sure if he could make the May 12 Board of Trustees meeting but that he believes he could make the second Board meeting in May. The Board briefly discussed the logistics of the online bidding process.

IV. OLD BUSINESS

Member Stalker asked for an update on the Bridgeview sanitary sewer flow. Mr. Barrett said staff is waiting on an update on the new Sports complex that Bridgeview is adding in; Mr. Barrett responded that Bridgeview agreed to pay a sewer rate but that staff has not heard from them in a while. Member Stalker suggested that staff reach out again. Mr. Barrett responded that he will. Member Olejniczak asked what we need to do to “press the envelope”. The Board and staff discussed options and terms in how to go about collecting fees from Bridgeview. Member Olejniczak said we need a short term and long term plan in addressing this issue. He expressed that we cannot put this on the back burner. He stated that Bridgeview has a financial obligation. Mr. Barrett said part of the problem is that Bridgeview does not seem to address their own sewer issues. He said there are a lot of issues coming in from Bridgeview into Oak Lawn’s system.

V. NEW BUSINESS

Member Mallo asked about the Village’s abatement policy. He said he sent a recommendation to Member Olejniczak via email to address the abatement policy in New Business. Member Olejniczak read aloud the email Member Mallo sent about an abatement policy that included the following points: 1) Rodent control services on an as needed basis on public property **not** private property; 2) Demolition projects should include rodent abatement on an as needed basis on *all* properties within a 3-city block during the time of the project and up to but not more than 90 days after the project is complete. This would also require property owner authorization; 3) Private commercial projects that require digging will include a requirement for a Contractor to escrow funding for rodent control for the same time periods and geographical parameters as set forth in #2. Member Olejniczak read the concluding items include the request of the Public Works Committee to direct Village attorneys to establish authorization for rodent abatement on private properties that will be established by the abatement company as mentioned in #2. He added that the Public Works Committee will direct the Village attorney and the Building Dept. to make #3 part of our permitting process.

Member Olejniczak expressed that this is an excellent idea especially with rodent issues that are initiated by our construction projects. Member Olejniczak said his only concern is that we as a Village have our own projects, i.e., sewer lines, water lines, etc., and we will see increased activity in those project areas. He said we need to make sure as a Village that we are cognizant of the process. Member Stalker said the problem is not only excavation but also trash issues including business dumpsters, etc. He said property owners should be charged for rodent control. Mr. Barrett commented that this would fall under Property Maintenance with Steve Radice and Lindsay Heilig. The discussion continued with a suggestion of putting liens on properties that do not implement prevention matters. Member Olejniczak expressed that the Village is trying to do their very best to resolve the rodent issues and the only progress that can be made is with an aggressive abatement program.

Mayor Bury expressed that she has concerns in eliminating what we have done in the past. She said she would like to see some type of tracking of activity. She expressed that this is a public health matter. She reiterated the importance of measurement/tracking activity moving forward. Mayor Bury said if it gets out of control then we will have to revisit the issue. Member Olejniczak commented that he agrees with the Mayor's comments and expressed that there were issues in the past with rodent control. He mentioned the recent construction on Southwest Highway and the increase in rodent activity. He said abatement was placed on private property. Member Olejniczak said his concern was *who* authorized the abatement on private property. He said when he first became a Trustee you would hear every once in a while about a rodent issue but then there was an increase in infrastructure work over the years and soon there was an influx of rodent activity. Member Olejniczak said he feels there should be corrective action going forward to achieve the elimination of rodents. He said our vendor should be telling us detailed information on their preventative measures for each area. Member Olejniczak asked if we receive that type of information. Mr. Barrett said he is not certain if Lindsay or Steve R. have that information. Member Stalker suggested that Steve follow up to see if that department is obtaining that information.

Member Olejniczak said the next step will be to take the abatement policy to Legal to draft an Ordinance. Mr. Barrett responded yes and asked if this needs to be discussed at the full Board level. Mr. Barrett said he does not want to send it to Legal and then if there are changes by the full Board it will then have to go back to Legal. Member Olejniczak said he would like Legal to put a policy together so the Board can review in the next few weeks.

VI. ADJOURNMENT

A motion to adjourn was made by Member Mallo and was seconded by Member Stalker.

Voice vote: All in favor, aye; All opposed, none.

Motion passes.

The meeting adjourned at 6:26 p.m.