

VILLAGE OF OAK LAWN  
PUBLIC WORKS/WATER WORKS COMMITTEE

Monday, February 22, 2021

Village Hall Auditorium 9446 Raymond Avenue Oak Lawn Illinois 60453

MEETING MINUTES #2021-02

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I. **ROLL CALL** Meeting called to order at 7:00 p.m.

Chairman: Alex G. Olejniczak

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

Staff: William Palmer, Village Manager (*ABS*)  
Brian Towne, Assistant Village Manager/Finance Director  
Jeff Sebek, Public Works Director  
William Meyer, Public Works Assistant Director  
Deanne Adasiak, Recording Secretary

Also present: Trustee Terry Vorderer

II. **APPROVAL OF MEETING MINUTES #2021-01 DATED JANUARY 21, 2021**

***A motion to approve the Meeting Minutes of January 21, 2021 #2021-1 was made by Member Mallo and seconded by Member Olejniczak.***

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

Motion to approve passes: 3-0-0.

III. **DISCUSSION ON THE FOLLOWING TOPICS**

A.) 2021 Street and Alley Program

***Mr. Lee Fell, Civil Engineering Design, Christopher B. Burke Engineering, Ltd., 9575 W. Higgins Road, Suite 600, Rosemont, IL.***

Mr. Fell explained that the preliminary study was broken out for the 20-year Pavement Study Report. He said that approximately 164 miles of streets are currently maintained by the Village and the annual cost over 20 years is approximately \$7 million. He said this includes construction, engineering, and maintenance. Mr. Fell continued and said that this year's program will cost approximately \$2,600,000 for construction and engineering. He indicated that all PCI 3 rated streets will be rehabbed and CBBEL will include base and alternate bids to

provide the Village with flexibility to meet their \$2,500,000 budget. He added that as part of the 2021 Street Program proposal cores for all PCI 4 and 5 streets will be done to determine eligibility for Hot-In-Place resurfacing. Mr. Fell pointed out that 12 streets have been identified for the 2021 Street program and said that 4 of the 12 streets are within CDBG limits and may be eligible for funding.

Member Olejniczak asked when the core sampling will start. Mr. Fell responded after approval of this meeting and the Village Board of Trustees meeting. Mr. Fell said they would like the Pavement Study approved so that staff can use it as a guide. He said the study can also be used for residents to see what the Village has planned for roadways. Mr. Fell said that approval is needed for the Design Engineering for the 2021 program. He said the core sampling will start after that March 9th Village Board meeting. Member Olejniczak asked the cost of the Design Engineering for the 2021 program. Mr. Fell responded that the estimated cost is \$484,000. Mr. Fell indicated that the Village's budget is \$2.5 million for streets and reiterated that they will get alternate bids to meet the Village's budget. Mr. Fell said that the cores will be primarily for PCI 4 and 5 streets and as funds become available they will identify additional streets to reduce the construction scope.

Member Mallo asked if any of the 12 identified streets in the 2021 program are good for the Hot-In-Place resurfacing. Mr. Fell responded that they do not know that yet. He said once the core samplings are done they can re-evaluate. Mr. Fell said if we can get more streets that is the goal. Member Olejniczak asked the timeline of core sampling. Mr. Fell responded that 300+ cores will not happen overnight but he anticipates at least 30 days. Mr. Fell said if we go out to bid in May the goal is to finish construction by late September/early October. Member Olejniczak asked how we can move in front for 2022. Mr. Fell said with the core samplings evaluated this year they can get moving in November and get the field work done and bid this out in January/February 2022. Member Olejniczak said that is the playbook that he would like to get to; Mr. Fell agreed and said that we will get moving and get this done faster than it has been done in the past.

***A motion was made by Member Mallo to approve the Proposal for Professional Design Engineering and Construction for the 2021 Street Program in the amount of \$484,000. The motion was seconded by Member Stalker.***

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

Motion passes: 3-0-0.

Member Olejniczak asked Mr. Fell if he has heard of any available funds from Washington. Mr. Fell said he literally just received an email but has not had a chance to review it. He said any information he gets he will immediately reach out to Jeff and Bill.

B.) Public Works Yard Expansion Update

Mr. Meyer presented the cost proposal for the Public Yards Expansion. He mentioned asbestos has been found in the Oak Lawn Kolb field house which creates some variables. He expressed there are also concerns with one of the other homes that was purchased on 55<sup>th</sup>

Avenue. Mr. Meyer said due to the cost, both he and Jeff feel that this project should go out to RFP for competitive bidding. Member Mallo asked if staff has heard back on the proposal sent for the last house. Mr. Towne responded that he will check with Counsel and report back.

### C.) Snow Ordinance

Mr. Sebek commented that due to the protracted set of snowfalls, there were issues for staff in not being able to plow properly. He pointed out the matter of cars parked on the streets. He expressed that both he and Bill feel there should be a requirement to clear the streets. Mr. Sebek said although we have snow routes and Police have issued citations, in order to clear the side streets for more productive plowing an overnight restriction should be in place. He said many Villages will restrict on-street overnight parking throughout the year which would be beneficial not only for plowing but for street sweeping operations. He said a less impactful restriction would be an odd and even cycle on a given night which could be coordinated to allow for more efficiency. Mr. Sebek said either option would benefit street operations.

Member Mallo asked if a snow route is enacted based on a certain amount of snowfall. Mr. Sebek said the current snow route is for less than 2" of snowfall. He said the idea is to have cars off the street or have alternate sides pull cars off the streets. Mr. Sebek reiterated the year round benefit. He said the Village is doing a different zone of streets for street sweeping which is a constant operation that helps keep our storm sewers clear.

Member Olejniczak said he took a hard drive throughout the 2<sup>nd</sup> District and he observed the residents who live from 91<sup>st</sup> Street to Southwest Highway and 52<sup>nd</sup> Avenue to Central and 55<sup>th</sup> Ct. and 55<sup>th</sup> Avenue that have no driveways and can only park in the front of their homes on the street. He said these residents do have alley access but they do not want to park there because they are afraid they will not get out. Member Olejniczak said he understands that the Village does not plow alleys but there are at least 50-100 residents in the same situation. Member Olejniczak said there is an Ordinance for even/odd streets. He said the only way to have something like this work is to open up the streets. He said whatever Ordinance we put out there we need to be cognizant of what we put in the Ordinance and how it might negatively affect some residents. Member Olejniczak said Member Mallo has the same type of situation. Member Mallo agreed and said that on 52<sup>nd</sup> Avenue he has the same issues for his constituents without driveways. Trustee Vorderer said he does have some high density areas with multi-family properties and expressed it would be tough to find alternative parking spaces. Trustee Vorderer expressed that an even/odd restriction would not work and it would be an enforcement nightmare for our Police Department. Trustee Vorderer suggested after accumulation of 6" of snow, whether it be one snowfall or three snowfalls, that we restrict parking at that point. Mr. Sebek said we typically do not have this type of snow accumulation. Trustee Vorderer expressed that we should not create a new Ordinance for a one-time experience rather create an Ordinance when we have this type of uniqueness going forward. Mr. Sebek said informing our residents is key as our residents need to become aware of any restrictions in place. He said signage is important. Member Olejniczak said the amount of

cars that people have as a single family is also an issue. He mentioned his own family has 5 cars. Member Olejniczak expressed that the best we could do for our Public Works staff is to clear the streets but we have to be creative in how we determine how we do that; Member Mallo said opening up one side to clear the streets and then switching to the other side would work or selecting days for plowing; he said as an example one day the plows can go north and south and then another day plow the east and west streets. He expressed that this would give an opportunity for residents to move their cars. Member Mallo said plowing alleys might have to be considered. He expressed he is curious to know how many resident cars were towed during this recent snow event.

Member Stalker said he agrees with what has been said and feels that we have to give it one more shot. Member Olejniczak said he does not want to knee jerk an amended Snow Ordinance and he agrees that staff should take another look at this. Mr. Meyer mentioned that a lot of communities have a no parking ban in place. He said Tinley Park restricts cars to be parked after an accumulation of one inch of snow. He said they also prohibit parking on the street from 2 to 5 a.m., regardless of snow. Mr. Meyer said the parking restriction also benefits the Police Dept. for crime and safety. Member Olejniczak said he feels it is a hard sell. Mr. Meyer said he agrees but pointed out that it is an Ordinance that works effectively in other communities. Mr. Meyer said for the areas without driveways we have to be creative and allow permitted street parking.

Member Olejniczak asked staff to put together a recommendation for another Public Works meeting for review before it goes to the Village Board. Trustee Stalker expressed that he agrees. Trustee Vorderer gave a historical reference that was requested for the Police Dept. to enforce sidewalk blocking. He said the feedback from many residents was very negative. He said most of the concerns came from District 2 because most of the driveways in that district are not long enough. Trustee Vorderer said if you talk about discretionary enforcement, it does not work.

#### D.) Janitorial Contract

Mr. Towne said staff is looking to rework with the RFP for custodial services. Mr. Towne said mentioned the current contractor fee and pointed out the next competitor was twice as much. He said the feedback from staff and from visitors to the Village Hall is that our complex is not very clean. He expressed that it is "bare bones". Member Olejniczak agreed. He said he feels the highest and lowest bids should have been thrown out. He said performance is an issue. He said what we have to learn from this is that our current vendor may have agreed with the scope of work but they are not doing what they said they would do; Mr. Towne expressed that he agrees. He said there is really no accountability from the company nor a checklist that you would find for their daily work. He said they neglect the hallways and stairs. Mr. Towne expressed that we are in agreement to add accountability measures to the new RFP. Member Mallo asked if the current custodial contract has expired. Mr. Towne responded that the contract expired and we are currently on a month to month. Member Olejniczak asked when we could have the new RFP ready to go. Mr. Towne replied that the end of March is a good timeframe.

**IV. OLD BUSINESS**

Trustee Mallo asked for an update on the geese abatement program. Mr. Meyer said the program is on the Village Board of Trustees agenda for tomorrow. Member Mallo said he did not think the proposal had to go in front of the full Board because the program cost was under \$20,000. Staff responded that they will follow up with Randy. Mr. Meyer pointed out that the original proposal by the recommended company indicated that they would begin in March. He said that we will meet that timeline to begin the program. Mr. Meyer added that the aerators will be off this week.

Member Olejniczak asked if the lake will be restocked this Spring. Mr. Meyer said he will look into it and report back.

**V. NEW BUSINESS**

None.

**VI. ADJOURNMENT**

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

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

Motion passes.

The meeting adjourned at 7:47 p.m.