

VILLAGE OF OAK LAWN
9446 Raymond Avenue Oak Lawn Illinois 60453
Village Hall Auditorium 2nd Floor
PUBLIC WORKS COMMITTEE
Thursday, March 25, 2021
Meeting Minutes #2021-3

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

- A. Chairman: Alex J. Olejniczak
- B. Members: Trustee Paul Mallo
Trustee Alex G. Olejniczak
Trustee William R. Stalker
- C. Staff: William Palmer, Village Manager
Brian Towne, Assistant Village Manager/Finance Director
Jeff Sebek, Public Works Director
William Meyer, Assistant Public Works Director
Deanne Adasiak, Recording Secretary

Also present: Trustee Terry Vorderer

II. APPROVAL OF PRIOR MEETING MINUTES:

A motion to approve the Meeting Minutes of February 22, 2021 #2021-2 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.) Rodent Abatement & Control

The Village Manager commented on the history of the rodent issues in town. He explained that our previous rodent extermination vendor had begun to gradually increase their costs each year, and it had gotten out of hand. He stated that we began working with a new company, Rose Pest Solutions, and that Rose has performed well for both us and the residents. The Village Manager mentioned that recently Member Olejniczak had expressed concerns about a non-compliant businesses in his district. He went on to say that Member Olejniczak suggested that we put together a village-wide plan to address the rodent issues. The Village Manager stated that it is staff's recommendation to amend the Ordinance to require an ongoing rodent abatement program for every restaurant or business that sells food, as well as every multi-family building that uses dumpsters. He stated that the program would require the name of the contracted company as well as a copy of monthly rodent activity reports. Manager Palmer said if approved, this would be a requirement in order for businesses to renew their business licenses and landlords to renew their rental registration. Manager Palmer stated that we have started by aggressively sending Rose to the public and alleyways adjacent to the problematic businesses. He went on to say that we have started an aggressive baiting and follow-up program. According to the Village Manager, the owner of Rose said that they would assist the residents with any issues. He mentioned that if a number of residential homes in a row are on board for abatement, Rose would charge a single call out fee so that those houses in the area could share the cost. The Village Manager stated that not only would

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there be a cost savings, but the area would be treated all at once rather than piece mail. He said we also initiated an aggressive education program. He mentioned the information on the Village website and stated that we will start circulating areas where there may be a cluster of problems. He went on to say that if anyone calls in a complaint, we will log the location on a GIS map that will generate hot spots, allowing us to send Rose to those areas for abatement. Manager Palmer believes that this process, in addition to changing the current Ordinance, will encourage businesses to keep their operations clean. He said we will also have the Property Maintenance Division go out more regularly to inspect the problematic areas. Manager Palmer stated that if Property Maintenance discovers that residents are causing problems, we will cite those individuals and require them to bait their property to ensure that they are not violating the issues that cause problems such as leaving food out, not picking up after animals, and so on. He mentioned that the Public Works packet includes the Rose Pest Solutions flyer, which is also available on the Village website. Village Manager said we will work with the residents and the businesses so we can reduce the rodent population.

Member Stalker said that he has known Rose's owner, John Bombard, for 40 years. The Village Manager stated that he is a great guy who has worked out very well with us. The Village Manager stated that he asked Mr. Bombard if he would share ideas with us about what other communities were doing. He stated that if four houses abate, the residents on the block would be notified, and that if he could get everyone on the block on board, the cost of abatement would be greatly reduced, as would the rodent population.

Member Olejniczak stated for the record that he did not have a problem, but that there was a non-conforming business on 51st Avenue, which caused problems. He said that neighbors had complained that the restaurant was not following rules and were not being good stewards of the property. Member Olejniczak said that what concerned him the most was seeing three rats feeding off of waste that was sitting off the curb from the building as he walked up the street. Member Olejniczak stated that there are a lot of rodents out there right now and that we need to do everything we can to get this under control. He stated that while we have good restaurants with rodent control programs, this particular business did not. He stated that what also bothered him was the Management Company's lack of urgency in resolving the issues, even after it was brought to their attention. He stated that they promised to fix it but then failed to do so. Member Olejniczak said when trash is on the ground or there is an overflow of garbage, it exacerbates the problem. He said we have to be very careful when talking to others, because some people do not take care of their garbage. Member Olejniczak stated that it is a very good ordinance that is much needed.

Member Olejniczak referred to the Orland Park Ordinance, stating that abatement reports should be made available upon request. Manager Palmer suggested that we require businesses to keep a log, and that if someone asks for it, they must show it; if they do not, they may be fined. He said that would reduce receipt paperwork. Member Olejniczak reiterated that reports must be available upon request at every inspection. Manager Palmer stated that he will move forward with this and have it ready for the April meeting. Member Olejniczak stated that if there is a monthly abatement report that shows no activity, that is great; if there is activity, the report must be moved to weekly until progress is made.

Member Mallo said that he is aware that Rose is the preferred vendor for residents and inquired if Rose will also be the preferred vendor for businesses. Manager Palmer stated that the website

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posting will inform both businesses and residents that Rose is the company we are using, but that we must be cautious about recommending vendors. The Village Manager said Rose will share details with the Village on all of the places they are going so that we can add the locations to our GIS and staff will maintain a more detailed record.

Member Olejniczak inquired whether we use Rose for Village properties. Manager Palmer replied yes. Member Mallo inquired whether staff will *not* inspect a property until an abatement contract is in place. The Village Manager responded yes. Member Mallo mentioned dumpsters in multi-family buildings. Manager Palmer replied that multi-units are seeing the most activity. He stated that families overfill the dumpsters, do not close the lid, and/or throw garbage outside of the dumpster. He said there are also problems of refuse companies not showing up or not coming often enough. In that case, Member Mallo stated, it is not the resident's fault that the refuse company is not picking up. The discussion continued on whether to include a requirement for rental properties to have an abatement program. Member Stalker said that although he is not opposed to an abatement program, he believes that dumpsters are the issue. He mentioned the area west of 103rd and Central, where he feels people do not care to use the containers properly or close the lids. He said he would not object to a program for all rental units. Member Olejniczak said the area Bud is referencing is near Stony Creek which allows for a water source for rats.

Manager Palmer asked if the Committee would prefer he write up the Ordinance and bring it back to the Public Works Committee or if he should put something together and send an email to the Board for review. Member Mallo asked about the rental properties that have never had issues. He said maybe the Ordinance should apply to two-story rentals. Member Olejniczak responded that it is a proven playbook that we cannot make exceptions. Member Olejniczak asked staff to put the Ordinance together and to make sure there are no objections before putting it on the Board of Trustees agenda. He said the Trustees will review before it goes on the agenda.

B) Update on Oak Lawn Lake

i. Geese Abatement

Sue Hagberg, President of Wild Goose Chase, the company we hired to harass our geese, was introduced by Mr. Meyer. Wild Goose Chase has been at Oak Lawn Lake since March 1, according to Sue. She said the goal is to reestablish the native plants with new plantings and keep the geese and ducks away. She said they have noticed that the geese come a few times a day. She mentioned that they thought they would have a difficult time with the general community because of hand feeding. When approached, she said, most of the people they have seen hand feeding are really responsive; she said she hands over her business card and explain why feeding the birds is bad for them. Sue stated that the people living near the water are thrilled and supportive. She stated that hand feeding is still occurring and asked that the Village communicate the negative effects of feeding the geese and she will provide third party information. Manager Palmer said he will gladly post information on the Village website or have staff go door to door. Sue said that most of the people feeding the geese and ducks are coming from outside of the area. She said it is really not the residents that live near the lake. Sue reiterated that everyone including the hand feeders are positively receptive. She said it will take some time. Sue said they have moved the ducks off the site and now they need to move the geese. Sue expressed concern about the plastic fencing around the islands and explained that plants have grown in, and ducks and geese would eventually nest there. She commented that if the geese nest in that area, they will become trapped and die because

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they will be unable to get through the fencing. She advised that the fencing be removed as soon as possible, as the fence serves little purpose.

Sue stated that the Village has nothing approved for egg deprivation. She stated that if the geese nest at the lake, they will spend the entire summer there. She mentioned geese can live up to 18 years and have 5-7 young.

Member Stalker inquired about installing a fishing line around the perimeter. Sue responded that it would only be preventative during the molting season for the geese. She explained that the birds molt at once time and will not fly for 8 weeks. Sue advised against adding a fishing line because it will become a tripping hazard and will cause additional problems because people walking may not see the line and will fall on the rocks.

Member Olejniczak proposed that the islands be removed for a period of time and then returned at a later date. Mr. Meyer commented that the islands would be difficult to remove. Member Mallo stated that he was told the islands were a preventative measure for the geese. Member Mallo wondered if permanently removing the islands would be better in the long run. Sue responded yes. The discussion continued on how the islands could be removed.

Sue stated that there are more ducks than geese, and the ducks are less aggressive. She stated that they will be adding an application called flight control plus, and that when the geese eat, they will become ill and fly southwest to the golf course.

ii. Re-stocking costs

Assistant Village Manager Meyer said we have used Richmond Fisheries in the past. He said Richmond provided a cost breakdown with an overall total of \$2,755.00. He said he took the Board's suggestion and reached out to the Illinois Department of Natural Resources (IDNR) field office and said he spoke to a ton of helpful people and was told that they do not have a free fish stocking program. He said IDNR uses Richmond Fisheries. Mr. Meyer said that bass and sunfish are in high demand and difficult to obtain this year, so we will not be able to get them in the water until August. Member Olejniczak said we restocked the lake last year and wondered if the fish survived. Mr. Meyer said Richmond Fisheries did not have any feedback on how the fish are doing or how many have survived. Mr. Meyer said he was hoping to get an IDNR grant to pay for the restocking costs but there is nothing being offered at this time. Member Olejniczak said he feels that we need to keep this program as long as the other Board Members agrees. Member Stalker said he wishes there was some way of knowing about the sustainability of fish. Member Olejniczak said he believes the fish are surviving and he feels that having the fish stocked in the lake adds to the outdoor effect that we are trying to achieve. Trustee Vorderer said he owns a pond and most fish survive on the algae and the contaminants that end up in the water but occasional feeding is recommended. He also mentioned that years ago Trustee Stancik pushed for stocking Oak Lawn Lake and learned that the fish washed away during major rain events because the lake moves down stream. He said with a retention base the fish get flooded down into the creek. Member Olejniczak said before we dredged the lake, the fish had nowhere to go. Mr. Meyer stated that Richmond Fisheries recommends stocking the lake at least five years in order to determine if the fish are surviving.

C) Public Works Expansion

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Public Works Director Jeff Sebek said there are two quotes for the cost of demolition of the Village owned properties and the baseball field house. He said some of the properties have asbestos. Mr. Sebek said the low bidder of the two is Dunleavy and included in their bid is a small cost for asbestos testing. Member Olejniczak asked if staff's recommendation is Dunleavy. Mr. Sebek responded yes. Member Olejniczak asked which company did the demolition at Petunia Patch on Southwest Highway. Mr. Meyer responded ECC. He said ECC did bid on this project. Member Olejniczak asked the difference between the two bids. Mr. Sebek replied that there is a variance between the residential properties but that Dunleavy's overall cost was \$5,000 less. Mr. Meyer said ECC did not include the \$500 asbestos inspection per property which would have been an additional cost. Mr. Palmer mentioned that he recalls that Dunleavy was going to do a check for asbestos and that the price may go up if there is a significant amount of asbestos. Mr. Meyer said it is staff's recommendation to have Dunleavy do an asbestos check on the properties.

D) Discussion of Flower Boxes on 95th Street

Member Olejniczak commented about the flower boxes on 95th Street. He reminded staff that the flower boxes are only on 95th Street from 51st Avenue to 55th Ct. He said there are some site restriction issues at the corners. He asked what the cost is for the Village to maintain the flower boxes. Mr. Meyer agreed that there are some issues with cars hitting the flower boxes. He expressed that he does feel that there is a significant cost to maintain the flower boxes. Mr. Sebek said the annual cost is approximately \$26,000.00 to maintain the flower boxes for the summer season and for holiday decorations. Manager Palmer mentioned that the infrastructure is broken so there are irrigation issues and we were paying our vendor to water the flower boxes at a significant cost. Member Olejniczak said he does recognize the beautification of the flower boxes but it sounds as if significant repairs are needed. Member Olejniczak asked staff what the cost would be to remove the flower boxes. Mr. Meyer said Village staff can remove the flower boxes but that because of the underground infrastructure there would be a trip hazard at every location. He said we would have to break up the concrete squares and remove the plumbing and electrical connections before we cement a new square. Mr. Meyer said that he does not want to guess the cost and can come back with a figure, but he does know that at least 45-50 squares of concrete will be required, so he estimates \$25,000 in concrete costs. Mr. Meyer said to get the electric boxes to our junction and plug the water valves can be done in house. Member Olejniczak said his constituents are not concerned about the aesthetics of the flower boxes but are concerned about the safety issue.

E) Proposal for Professional Design Engineering Services for the 2021 Concrete Repairs and 50/50 Sidewalk Program

Mr. Sebek explained that CBBEL's proposal is to move forward with preparing bid proposals for concrete and sidewalk repairs at a cost of \$3,750.00. Member Olejniczak asked why we need Christopher Burke to do this; he expressed that this is an annual service and wondered why we cannot use the previous year's paperwork as a boilerplate going forward. Member Olejniczak suggested that we use this as a boilerplate after this year; he explained that it is cyclical and that the verbiage is nearly identical so we should challenge ourselves not to hire an engineering firm to do this. Mr. Sebek agreed, especially when it comes to projects with a limited scope. Member Olejniczak also stated that the cost is \$3,750 and that Board approval is not required and this could go to the Village Manager for approval.

Member Olejniczak mentioned his concerns of some of the sidewalk repairs in the Village. He

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pointed out the difference between a Crest sidewalk to other sidewalks put in by other contractors from various years and it is night and day. He said when you look at a Crest sidewalk put in over a year ago, it is almost perfect. He said he is confused by the conforming bid because all contractors are using the same cement and method and he does not understand why a Crest sidewalk looks better; The Village Manager said it may be materials or how they are mixing the materials. Manager Palmer said if we find a difference in quality from a low bidder we have the authority to go with the higher bid because in the long run it will reduce our cost. He said he will confirm this with Legal. Member Olejniczak said he would be willing to show anyone the difference in sidewalks from last year and the year before. Mr. Meyer agreed and stated that he believes we should use our authority as a Board, particularly because there has been negative reviews about a particular contractor and evidence that they have failed the Village several times. Trustee Olejniczak stated that the Board is unaware of anything that occurs on the other side. Mr. Sebek said lack of performance should definitely work against a contractor. Member Olejniczak said he does not care who does our sidewalk but after seeing the difference it is concerning. Mr. Sebek said he would like to take a look at the sidewalks that Member Olejniczak is referencing. Member Olejniczak said he would be happy to take anyone around.

F) Insituform Construction Delays – 2020 Sanitary Sewer Rehab – Notice of Fines

Village Manager Palmer explained that Insituform did not perform what they were supposed to and so we are going to fine them for it and we wanted to notify this Board. Manager Palmer said they were delayed repeatedly. He also mentioned that in the contract they were supposed to be finished by a specific date. He said they have already been fined for exceeding the contract completion date. Member Olejniczak asked about the fine. Mr. Sebek said we are assessing liquidated damages that we will hit Insituform with and then pass the cost for the consultant for additional services for finishing the project. He said the total cost is \$8,500.00.

G) Recommendation to RWS for Design of Potable Water Delivery Structure – Bid Package 8

Mr. Sebek said this is a task for the Regional water project related to the design of potable water delivery specifically for water supply to the City of Palos Hills. He said with the Village being the lead for the Regional Water project, it has to come to us first. Member Olejniczak asked what the main purpose for this delivery structure is. Mr. Sebek responded that it will improve the weaknesses of Palos Hills' system. Mr. Sebek said this allows the green light for the final design. The Village Manager explained that because Oak Lawn is the water distributor, we have a responsibility in the project as far as managing the program, so it is indicative of us to not only bring this to the Public Works Committee but also to the Village Board for approval as it then goes to the Regional Water System Managers and each town has to bring it to their Board for approval.

H) Affirmation of Quiet Zones

Mr. Sebek explained that the Affirmation of Quiet Zones is a federal railroad administrative requirement. He said it is a follow up to make sure that we are meeting the Quiet Zone requirements and affirm to the safety measures at each railroad crossing. Mr. Sebek said if we have to have to do this again in 3-5 years we will have the document to use going forward. He said it is quite lengthy to do the fact finding ourselves so it is staff's recommendation to use Christopher Burke because they have specific documentation.

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The Village Manager explained that when the quiet zones were first implemented, the railroad had clear criteria that had to be met, so they created a document for each area and then conducted a site survey to ensure that the delineators were in place and that the requirements to remain a quiet zone were met. Member Olejniczak commented on the total cost of \$16,000.00. Mr. Meyer discussed the \$5,000 he spent in the last two weeks to repair the delineators. He also mentioned that cameras would be helpful because kids are messing with the collapsible feature and causing a lot of damage. He said once the delineators are knocked down, they are useless and the repairs are substantial.

IV. OLD BUSINESS:

A) Flood Remediation

Mr. Sebek said the Phase I study is finished and we will be receiving recommendations on project alternatives for the design phase. He stated that there are different levels of retention both east and west of Cicero Avenue, and that they are also modeling alternates for the Automotion property. He said on Monday, April 4th there will be a presentation on the modeling alternatives. He said they will present their modeling, which will cover acres of retention and the areas it will benefit, as well as the various levels of cost, and so on. He stated that he had not received any updates, but he did request preliminary slides prior to the presentation.

B) PARC Grant

The Village Manager said this is to brief the committee that we applied for the PARC Grant for the rehab of the baseball field house at 99th & Central but we were denied. Member Mallo asked if there is any way to find out if anyone was approved for the PARC grant. The Village Manager said he will look into it.

C) Snow Ordinance Update

The Village Manager said we are trying to get ahead of the next snow season. He stated that we will incorporate the Trustees' ideas and look at what other communities are doing in terms of street closures. He said we used to do every other street and then it became just feeder streets; He said when there was above an inch of snow, the police were called and would start issuing tickets. He said we are trying to figure out where the trouble areas are adding that he knows Public Works had a lot of problems with vehicles not being removed from the streets. Manager Palmer mentioned that we are currently reviewing and will report back to the Committee as the year progresses.

V. OTHER BUSINESS:

A.) Chairman:

Member Olejniczak inquired about street resurfacing and the timetable for receiving details. Mr. Meyer said that he spoke with our consultant earlier today about another matter and that he had just received the field report for the first 21 cores. He stated that we should have that information within the next month. Member Olejniczak stated that when it comes to federal funding, they are discussing a fairly robust package. He asked staff if we get extra money, do we have projects ready to go. Mr. Meyer responded that we do. Mr. Sebek said federal funding will be beneficial in expanding the scope of the project. Member Olejniczak asked how quickly we will know about funding. Member Mallo said he read that the Village will receive \$7.6 million. Mr. Towne said

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we are due to receive the first half in about two months and the other half not less than 12 months later. The Village Manager said there are some restrictions to the funding.

Member Olejniczak asked about the Traffic Control beta test. He mentioned Crescent Lane which has a high amount of traffic; he said we once talked about putting in a turnabout to control speed of traffic. He said we need to look at areas where there are traffic issues. Mr. Sebek mentioned that in West Beverly the turnabouts are effective in speed reduction. The Village Manager said we looked at this a while back and the cost is significant. He said that we also reached out to Chicago and were told that there were issues of cars running into the turnabout islands. Member Olejniczak requested that staff investigate the cost of turnabouts, including temporary plastic ones that perform the same function as a turnabout. Trustee Vorderer stated that a temporary device was installed at 93rd and Keeler and that it was removed due to numerous issues and negative feedback. Member Olejniczak said the temporary ones might work. Mr. Meyer said he will look into the costs and report back to the Committee.

Trustee Vorderer commented on the Stony Creek flood retention. He said the Oak Lawn Park District reached out to him the other day hearing there were rumors that we are doing something. He said he told them that we have a conceptual plan and when we have a solid plan we would share. The Village Manager reassured Trustee Vorderer that staff had a meeting with the Park District along with the engineering firm.

Member Olejniczak mentioned that we are approaching the season of high weeds in Oak Lawn and asked if staff is prepared for full court press. Manager Palmer said he talked with Chief Vittorio about enlisting the help of Code Enforcement Officers to solve the problem since it is a violation of the Ordinance. He said Steve Radice will give the Code Officers a run down on what to look for and then they will place the door hangers and that will start the process. Trustee Olejniczak asked if we could get Public Works staff to radio in any issues or hang a door hanger. Mr. Meyer said Public Works staff does report and reach out to Steve directly. Trustee Vorderer said he feels that this is a priority.

B.) Members:

Member Mallo mentioned the Steering Committee for Southwest Highway met last night at OLCBS for an Open House. Member Mallo said it was attended sporadically by some residents. He said once the last meeting is finished and then Teska will present to the entire Village Board. He said they will look for funding here and there. The Village Manger mentioned discussion of small business loans for businesses to consider for façade improvements, etc. Trustee Vorderer asked about grants for the Southwest Corridor Plan. Member Mallo said that Kevin McGuinness is looking into funding sources.

B.) Staff:

None.

VI. ADJOURNMENT:

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

Voice vote: All in favor, aye. Motion carries.

The meeting adjourned 8:08 p.m.