

**CITY OF OAK FOREST**  
**CITY COUNCIL MEETING**

**Tuesday**

**May 10, 2022**

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Mayor Kuspa called the City Council meeting to order at 7:30 p.m. with the Pledge of Allegiance and the Roll Call as follows:

*Present:* Alderman Gray  
Alderman Wolf  
Alderman Selman  
Alderman Emmett  
Alderman Hortsman  
Alderman Danihel

*Also Present:* City Clerk John F. Janozik  
Treasurer Ericka Vetter  
City Administrator Tim Kristin  
Public Works Dir. Michael Salamowicz  
Economic Director Ed Cage  
Community Planner Paul Ruane

*Absent:* Alderman Simon

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**3. ANNOUNCEMENTS**

Mayor Kuspa had very sad news. We have lost two very prominent citizens in Oak Forest that have contributed an awful lot to the community.

A couple weeks ago, Mayor Jim Malecky passed away. Mayor Malecky served the community in numerous capacities including two terms as Mayor. He was a local businessman, a developer, and something Mayor Kuspa will always appreciate is his concern for the youth of the community. He started a fundraiser that was near and dear to Mayor Kuspa's heart for many years, Oak Fest where over a million dollars was raised through the years to help local not-for-profit groups in town. Mayor Jim Malecky will be sorely missed.

Also, and this one is difficult for Mayor Kuspa especially, Alderman Rich Simon passed away last week. Actually, Alderman Simon, Mayor Kuspa, and City Administrator Kristin shared a pizza at Alderman

Simon's house about a week ago; he was in great spirits, and he was planning his last meeting. Today was going to be his last meeting. We had a beautiful plaque made, a Proclamation, he was going to come because he didn't want to resign his position as alderman until after he made the motion to appoint his successor. That's the way Rich was, he didn't want to leave anything hanging. Alderman Simon would like his successor to be Joe McCarthy, who is a great individual in the community, a very active person. But Alderman Simon, he dared say, had become a good friend of his. Alderman Simon served as alderman for 39 years. He was very active in youth programs in the community, baseball, Warriors Wrestling, and Raiders. He is another individual that would do anything to help the kids. He was big in youth baseball, there's no doubt about it, he and his son Todd put an awful lot of work into the programs. He was a proud Veteran, very proud Veteran, served in the U.S. Navy. Most importantly, he was a friend, and he will be very sorely missed.

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**4. MOTION TO ESTABLISH CONSENT AGENDA**

Alderman Wolf made the motion to establish consent agenda.

Alderman Danihel seconded.

**Roll Call vote was taken as follows:**

<u>AYES</u>	<u>NAYS</u>	<u>ABSTAIN</u>	<u>ABSENT</u>
Alderman Wolf			
Alderman Selman			
Alderman Emmett			
Alderman Hortsman			
Alderman Danihel			
Alderman Gray			
			Alderman Simon

The motion to establish consent agenda carried 6/6.

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**5. CONSENT AGENDA**

A. Approval of Minutes

- 1. City Council - April 26, 2022

B. Consideration of the following Lists of Bills dated:

- 1. Regular Bills: FY 2021-22 & FY 2022-2023 - May 10, 2022
- 2. Supplemental Bills: FY 2021-22 & FY 2022-2023 - May 10, 2022

C. Consideration of the following minutes:

- 1. Oak Forest Cable Commission - March 10, 2022
- 2. Consumer Protection Commission - April 13, 2022
- 3. Crime Prevention Commission - January 19, 2022
- 4. Crime Prevention Commission - February 16, 2022

D. Consideration of the following reports:

- 1. Baxter & Woodman progress report - April 29, 2022

Alderman Emmett made the motion to approve Consent Agenda.

Alderman Selman seconded.

**Roll Call vote was taken as follows:**

<u>AYES</u>	<u>NAYS</u>	<u>ABSTAIN</u>	<u>ABSENT</u>
Alderman Emmett			
Alderman Hortsman			
Alderman Danihel			
Alderman Gray			
			Alderman Simon
Alderman Wolf			
Alderman Selman			

The motion to approve Consent Agenda carried 6/6.

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**6. ADMINISTRATION**

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A. Approval of the appointment of Lisa Ochal to the position of Deputy Clerk of the City of Oak Forest. The attached memo with supporting details from City Clerk Janozik.

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Alderman Gray made the motion to approve the appointment of Mrs. Ochal to Deputy Clerk.

Alderman Emmett seconded.

Mayor Kuspa said this is a formality; Lisa has been working part-time with the City for quite some time. She has educated herself in business licenses, liquor licenses, and the election things that will be coming up. She has been very helpful even in the Clerk's Office up front. By approving her, and she will still remain a part-time employee, you are giving a second person the authority to sign city documents in the absence of the elected Clerk.

City Clerk Janozik added there are increased responsibilities in the Clerk's Office. Obviously, we've had full-time Clerks in the past, obviously they've had other positions, but we've had Clerks that were more readily available, and since his retirement, it's easier when somebody's here and can act on his behalf. Like the Mayor said, it's more of a formality than it is anything because for signatures and whatnot, making some sort of immediate decisions. I think it would be a benefit; we've had Deputy Clerks in the past full-time. Lisa's position doesn't change, she still has the same hours, same everything. It's just getting the title because by law she has to be appointed in order to serve in his capacity.

**Roll Call vote was taken as follows:**

<u>AYES</u>	<u>NAYS</u>	<u>ABSTAIN</u>	<u>ABSENT</u>
Alderman Gray			Alderman Simon
Alderman Wolf			
Alderman Selman			
Alderman Emmett			
Alderman Hortsman			
Alderman Danihel			

The motion to approve the appointment of Mrs. Ochal to Deputy Clerk carried 6/6.

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**7. PUBLIC WORKS**

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A. Approval of contract with Iroquois Paving for the 2022 MFT Road Program in the budgeted amount of \$1,586,468.95. The attached memo with supporting details from Public Works Director Salamowicz.

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Alderman Danihel made the motion to approve the contract with for Iroquois Paving \$1,586.468.95.

Alderman Emmett seconded.

Public Works Director Salamowicz explained the engineering plans for this year's road program, were prepared by Baxter & Woodman on April 14<sup>th</sup>. On April 21<sup>st</sup> the project was advertised for bid in the IDOT's Bulletin. We received bids and opened them on April 26<sup>th</sup>. The lowest responsible bidder was Iroquois Paving. What we're doing is, there was a base bid and an alternate bid, so what we were looking to do is, depending on what the cost came in, we had some additional work and that's what the alternate bid was. Because of the pricing and because of our budget, this year's budget is \$1.5 million, so the actual contract that we would be seeking would be for the base bid in the amount of \$1,483,020.25.

Mayor Kuspa noted the motion on the floor was for \$1,483,020.25. City Administrator Kristin suggested the motion be not to exceed \$1,586,468.95. Director Salamowicz said it can be done that way, because what happens is these are quantity-based contracts. Mayor Kuspa said he got it, and just wanted to get the motion worded correctly. Mayor Kuspa asked Alderman Danihel if she would change her motion as requested, not to exceed, and she affirmed. He then asked Alderman Emmett if he would alter his second. Alderman Emmett affirmed.

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Alderman Emmett acknowledged Director Salamowicz was not here last year, but he believes the road servicing was in December, but not to quote him on that; there are a lot of problems and he heard in Fieldcrest some projects weren't completed. He's not too sure on that, and suggested Director Salamowicz look into it; he said it seems like they always say when they'll look at it next year, but forgot the term they use, but he doesn't think we should be doing our streets in December. He doesn't know why it was done that way. Should there be a start and finish date on this contract? Director Salamowicz explained based on the timing what they're going to be doing is, upon approval of the contract by the City Council, those will be submitted to IDOT. Typically, those take probably at least around thirty days. Our goal is to start the project somewhere late June, early July and finish it by the end of summer. We're certainly not going to be doing any late paving, certainly not December, not November either; there are several things that the contractors still have to address. We've got a punch list, probably a significant punch list that we've already generated. We already met with Baxter & Woodman; they've provided some of this information to the contractor. Due to the late construction of the contractor doing the paving work in December, a bunch of the restoration work was not able to be done because of the cold weather. All of those things will be done this spring and early summer and we'll make sure that whatever issues that are out there that the contractor is going to be held responsible for repairing those.

Alderman Hortsman questioned Director Salamowicz, we've been talking about incorporating the construction of the new water mains in with our MFT scenario, is that happening in this particular time frame. Director Salamowicz said yes, actually one of the roads that was originally included on the paving program, we're going to be removing that from the paving program because when the paving program was started, the list of areas for the water main work hadn't been determined yet, and it turned out that one of those roads is actually going to be having water main work. So we're going to wait until the water main work is completed, allow that road to settle approximately a year just to make sure that there are no further issues, and then we'll add that back to an upcoming road program. Alderman Hortsman said for this particular paver, they've been the incumbent for a few years, and as Alderman Emmett alluded to, Alderman Hortsman made some requests to the previous administration in Public Works about issues that went on in streets that are in his ward to no resolve. He talked to the City Administrator and we had the punch list going but on the one street alone every 15 - 20 feet there's a divot, and he doesn't know if that's going to be corrected, and he's wondering who's going

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to be monitoring that kind of thing. Director Salamowicz said they're definitely going to be on them very much this contract. The recommendation is going forward with the construction engineering; the recommendation would be going out for bids to look for other firms to do the monitoring to make sure that these projects get done correctly, to make sure that we're not having any issues. We're certainly not going to be doing any paving in December and November. Those are definitely things that don't lend well to the quality of the work, and that's probably why we have so many issues out there is because of the timing of the paving. Alderman Hortsman said in the past Baxter & Woodman did a presentation on repair of streets that have been paved in the past; how much of that budget for MFT is then going toward the repair and upkeep of some of these other streets. Director Salamowicz did not have that number readily available. Included in this contract is crack sealing and the whole intent is for these roads that have been done within the last several years. Obviously, cracks are going to occur so the goal is to seal those cracks up and try to get as much life out of those roads so that the water's not getting in the pavement, not getting in to the base cracking it up, that sort of thing. There is money in this contract, or items in this contract, for the crack sealing to do somewhat of a preventative maintenance to extend the life of the pavement. Mayor Kuspa said that is excellent news. He added, getting those cracks filled prevents the moisture from getting in underneath the new pavement, and then we have the freeze/thaw cycle and as the frost expands and contracts it really can tear a paved area up. Trying to keep that moisture out by using the crack filler is an excellent practice.

**Roll Call vote was taken as follows:**

<u>AYES</u>	<u>NAYS</u>	<u>ABSTAIN</u>	<u>ABSENT</u>
Alderman Danihel			
Alderman Gray			
			Alderman Simon
Alderman Wolf			
Alderman Selman			
Alderman Emmett			
Alderman Hortsman			

The motion to approve the contract with Iroquois Paving not to exceed \$1,586,468.95 carried 6/6.

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B. Approval of construction engineering agreement with Baxter & Woodman for the 2022 MFT paving program in the budgeted amount of \$91,040.00. The attached memo with supporting details from Public Works Director Salamowicz.

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Alderman Selman made the motion to approve the agreement with Baxter & Woodman for \$91,040.00.

Alderman Danihel seconded.

Public Works Director Salamowicz explained we have a contract with Baxter & Woodman for the construction engineering for this year's paving program. The total amount is \$91,040.00; of this, it also includes \$7,484 for material testing, quality control, that sort of thing. Due to the timing we really couldn't get any, go out for bids for this service. It is certainly our recommendation for the next year and following years that we obtain proposals from various engineering firms to get the best bang for our buck and make sure we're trying to save the city, and certainly the taxpayers, as much money as possible.

Mayor Kuspa said he's all for going out to bid multiple times.  
Director Salamowicz agreed.

**Roll Call vote was taken as follows:**

<u>AYES</u>	<u>NAYS</u>	<u>ABSTAIN</u>	<u>ABSENT</u>
Alderman Selman			
Alderman Emmett			
Alderman Hortsman			
Alderman Danihel			
Alderman Gray			
			Alderman Simon
Alderman Wolf			

The motion to approve the agreement with Baxter & Woodman for \$91,040.00 carried 6/6.



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C. Approval of Resolution for Improvement Under the Illinois Highway Code. The attached memo with supporting details from Public Works Director Salamowicz.

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Alderman Hortsman made the motion to approve the Resolution.

Alderman Danihel seconded.

Public Works Director Salamowicz explained that as part of the MFT program, in order for the city to expend MFT dollars, which in this program include standard MFT Funds as well as the Rebuild Illinois Funds, whatever remaining funds we have left that, IDOT requires the adoption of various resolutions in order to make that happen. So what we have here is the two resolutions; one basically is for the Motor Fuel Tax Funds and the other one is for the Rebuild Illinois Funds. The Rebuild Illinois Funds is in the amount of \$921,402.90 and the standard MFT Funds is \$600,000.

**Roll Call vote was taken as follows:**

<u>AYES</u>	<u>NAYS</u>	<u>ABSTAIN</u>	<u>ABSENT</u>
Alderman Hortsman			
Alderman Danihel			
Alderman Gray			
			Alderman Simon
Alderman Wolf			
Alderman Selman			
Alderman Emmett			

The motion to approve the Resolution carried 6/6.

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**8. ECONOMIC AND COMMUNITY DEVELOPMENT**

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A. Approval of Ordinance No. 2022-05-09040, authorizing a Plat of Vacation of Kilpatrick Avenue from 167<sup>th</sup> Street to the interstate frontage. The attached memo dated May 10, 2022 from Economic and

Community Development Director Cage and Planner Ruane with supporting details.

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Alderman Gray made the motion to approve Ordinance No. 2022-05-09040.

Alderman Wolf seconded.

Community Planner Ruane explained there are two items piggybacking off each other, Can't have one without the other. The first one being the Plat of Vacation; in order for Logistics Properties Company, which we've been working diligently on for the last year, to move forward. They need to get with the utility companies and be able to move out the existing utilities in those areas, and in order to do that they have to go through the Plat of Vacation process. That removes it from the City's right-of-way as well as removes the utility easements that are put in place there. With the approval of this, they'll be able to continue to move along with that process in being able to get further along with Com Ed, Nicor, and all of those to relocate their new services for the single building rather than all of the existing structures that are out there.

**Roll Call vote was taken as follows:**

<b><u>AYES</u></b>	<b><u>NAYS</u></b>	<b><u>ABSTAIN</u></b>	<b><u>ABSENT</u></b>
Alderman Gray			Alderman Simon
Alderman Wolf			
Alderman Selman			
Alderman Emmett			
Alderman Hortsman			
Alderman Danihel			

The motion to approve Ordinance No. 2022-05-09040 carried 6/6.

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B. Approval of Resolution No. 2022-05-0423R, authorizing a Plat of Consolidation titled "LPC Oak Forest Subdivision". The attached memo from Community Planner Ruane, dated May 10, 2022, provides supporting details.

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Alderman Emmett made the motion to approve Resolution No. 2022-05-0423R.

Alderman Danihel seconded.

Community Planner Ruane explained, after vacating Kilpatrick, now we have created a bunch of lots that have no access points. In order for us to make sure that the site is functioning as one structure, one lot, we are consolidating all of the lots into one.

**Roll Call vote was taken as follows:**

<b><u>AYES</u></b>	<b><u>NAYS</u></b>	<b><u>ABSTAIN</u></b>	<b><u>ABSENT</u></b>
Alderman Emmett			
Alderman Hortsman			
Alderman Danihel			
Alderman Gray			
			Alderman Simon
Alderman Wolf			
Alderman Selman			

The motion to approve Resolution No. 2022-05-0423R carried 6/6.

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C. Approval of Resolution No. 2022-05-0424R, authorizing the Appointment of a Local Government Director to the South Suburban Land Bank and Development Authority. The attached memo dated May 10, 2022, from Economic and Community Development Director Cage with supporting details.

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Alderman Danihel made the motion to approve Resolution No. 2022-05-0424R.

Alderman Emmett seconded.

Economic and Community Development Director Cage explained the South Suburban Land Bank had reached out looking for a local government director. In the past, it's been his predecessor Mr. Bandstra, prior to that Mr. Dotson. This is a group that's been actively involved in purchasing some properties, really laying some groundwork for some of the developments that we're seeing today. They've requested a director

from the community, so that's what we have in front of you; that I would fill the position.

Mayor Kuspa said he could not think of a better man to fill the job.

Roll Call vote was taken as follows:

<u>AYES</u>	<u>NAYS</u>	<u>ABSTAIN</u>	<u>ABSENT</u>
Alderman Danihel			
Alderman Gray			
			Alderman Simon
Alderman Wolf			
Alderman Selman			
Alderman Emmett			
Alderman Hortsman			

The motion to approve Resolution No. 2022-05-0424R carried 6/6.

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**9. EXECUTIVE SESSION**

None

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**10. CITIZEN PARTICIPATION**

None

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**11. OLD BUSINESS**

Alderman Emmett said he has been riding around, and he knows it's an old ordinance, but maybe we can put it on the water billing, a lot of people are putting their yard garbage cans in front of their houses. Mayor Kuspa said keeping in front of the house, and Alderman Emmett nodded. Alderman Emmett added it doesn't look good; maybe we got a lot of new residents, but I believe the old ordinance says on the side or the back. Just in his ward alone, he was checking out grass height, and everybody's got them in front. No tickets, maybe just a friendly

reminder it's one of our ordinance that's on the books, maybe on the water bill. Mayor Kuspa said he thinks something going out semi-regularly and in e-Briefs also is probably a good idea.

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**12. NEW BUSINESS**

City Clerk Janozik let everyone know vehicle stickers are on sale, and there is one glitch in the system, so if you have any problems with it contact the Clerk's Office or come in to the Clerk's Office. This year we has washed our information with the Secretary of State's information of vehicles, and because the State of Illinois decides to call what they feel like they want to call them, and we usually use the word SUV (he used that as an example) they call it a utility vehicle. So you may get two receipts or two vehicle sticker bills in your mail for the exact same vehicle. You're not required to pay both of those, you're only required to pay one, and it's because we washed the two lists together and the company that we utilized missed out on a couple of those. If somebody does have that call the Clerk's Office and they will wipe one of those off the computer list that we have; you can come in and bring them into the Clerk's Office and they'll do the same thing right then and there. It's just a little glitch that we ran into that we noticed and we'll work through it. Also the senior citizens should be, if not already, had their vehicle stickers mailed out, so they don't need to come in to City Hall.

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Mayor Kuspa again extended his sincere condolences to the Simon family. Richard Simon will be sorely missed on this council.

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**13. ADJOURMENT**

Alderman Danihel made the motion to Adjourn.

Alderman Hortsman seconded.

**Roll Call vote was taken as follows:**

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<u>AYES</u>	<u>NAYS</u>	<u>ABSTAIN</u>	<u>ABSENT</u>
Alderman Danihel			
Alderman Gray			Alderman Simon
Alderman Wolf			
Alderman Selman			
Alderman Emmett			
Alderman Hortsman			

The motion to adjourn carried 6/6.

The Council meeting adjourned at 7:57 pm.

  
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MAYOR HENRY L. KUSPA