

CITY OF OAK FOREST
CITY COUNCIL MEETING

Tuesday

September 13, 2022

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 McCarthy
Alderman Selman
Alderman Emmett
Alderman Hortsman
Alderman Danihel

Also Present: City Clerk John F. Janozik
Treasurer Ericka Vetter
City Administrator Timothy Kristin
Fire Chief Gary Kasper
Police Chief Jason Reid
Building Commissioner Mike Forbes
Public Works Director Mike Salamowicz
Economic Director Ed Cage

Absent: Alderman Wolf

3. ANNOUNCEMENTS

Mayor Kuspa announced the cable crew wants it known that Cop on a Rooftop 2022 can be seen streaming on the city website by clicking on CIC-TV Programming or Comcast channel 4, Astound (the old WOW) channel 6, or AT & T channel 99. He thanked the video crew for doing a great job putting that together and asked people to please take the time to look at it.

The Board of Fire and Police Commissioners is accepting applications for the position of full-time firefighter. Testing is being conducted to establish the eligibility list for future hiring needs. Applications must be received by Wednesday, September 24th, at 4pm. For

CITY COUNCIL MEETING
13 September 2022
Page 2

more information, visit the city website www.oak-forest.org. Fire Chief Kasper added it's a great place to work!

The city also has a position for a part-time deputy clerk. This position is responsible for providing information and assistance to the public regarding department operations, preparing agendas, minutes for various meetings, and maintaining official City records. For more information or to apply visit the city website www.oak-forest.org.

Cook County Commissioner Donna Miller is partnering with the Secretary of State's Office to provide a mobile drive service unit at Oak Forest City Hall, on Saturday, September 24th, 10am - 2pm. During the event, residents can renew or correct drivers licenses, obtain new or renew state id's, register and become an organ donor, and more. For more information, you can contact Donna Miller's office at (312) 603-4216.

Jewel/Osco and Bremen High School District 228 are hosting a community wellness clinic at Oak Forest High School on Friday, October 7th, from 9am - 5pm. The clinic will feature new Covid-19 boosters for ages 12 and up, along with flu, meningitis, shingles, pneumonia, and other vaccines. To learn more, you can go to the School District 228 website at www.bhsd228.com.

Save the date! The Oak Forest-Crestwood Area Chamber of Commerce Community Expo on Saturday, October 15th, 9am - 1pm, at Arbor Park Middle School. The free expo includes exhibits and crafts, DJ, games, blood drive and kids costume parade at 10am. For more details you can go to the Chamber website at www.oc-chamber.org.

City Administrator Kristin had a letter from a resident acknowledging a good job done by one of our officers. "I would like to recognize Officer Sbertoli and how he handled my case. I just wanted to reach out and tell you how amazing your officer is; how he handled the case that was put against my family is something I will always be thankful

for. That we have such great advocates for the Type-1 diabetes community that work at the Oak Forest Police Department. There are so many that don't understand this chronic illness and for him to do what he did makes my heart feel so good that my daughter has people out there that will advocate for her. Please give him a big hug. No words can express how this makes me feel as a parent." Good job Officer Sbertoli.

4. MOTION TO ESTABLISH CONSENT AGENDA

Alderman Emmett made the motion to establish 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 McCarthy			
			Alderman Wolf
Alderman Selman			

The motion to establish consent agenda carried 6/6.

5. CONSENT AGENDA

A. Approval of Minutes:

- 1. City Council - August 9, 2022
- 2. City Council - August 23, 2022

B. Consideration of the following List of Bills dated:

- 1. Regular Bills: FY 2022-2023 - September 12, 2022

CITY COUNCIL MEETING
13 September 2022
Page 4

2. Supplemental Bills: FY 2022-2023 - September 12, 2022

B. Consideration of the following minutes:

- 1. Cable Commission - July 14, 2022
- 2. Consumer Protection Commission - August 10, 2022
- 3. Emergency Telephone System Board - August 2, 2022
- 4. Fire & Police Commission - July 26, 2022
- 5. Fire & Police Commission - August 12, 2022
- 6. Fire & Police Commission - August 24, 2022

C. Consideration of the following reports:

- 1. Baxter and Woodman progress report - August 31, 2022

Alderman Danihel made the motion to approve Consent Agenda.

Alderman McCarthy seconded.

Roll Call vote was taken as follows:

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

The motion to approve Consent Agenda carried 6/6.

6. POLICE DEPARTMENT

-
- A. Swearing in of Officer Adam Tudor to the position of Police Sergeant. See attached memo with supporting details from Police Chief Reid.
-

CITY COUNCIL MEETING

13 September 2022

Page 5

Police Chief Reid introduced and spoke on behalf of Officer Tudor, and asked him to approach the dais.

Officer Tudor approached the dais, and City Clerk Janozik delivered the Oath of Office.

B. Approval of the Collective Bargaining Agreement between the City of Oak Forest and MAP Unit #624. The attached memo, dated September 12, 2022, from Police Chief Reid provides supporting details.

Alderman Emmett made the motion to approve the Collective Bargaining Agreement.

Alderman Hortsman seconded.

Mayor Kuspa said this has been a long negotiation, over a year and a half, to bring this contract to fruition, but we finally have it.

Police Chief Reid explained over the last year and a half during negotiations they came to a mutual understanding of 2.5% pay increases per year of the contract for a four-year deal that would expire April 30, 2025. The City and the union are going to continue to work on the implementation of twelve-hour shifts, which we have set a goal for January 1, 2023 to start. This helps offset some of the manpower losses they have experienced due to retirements, while there are people in the academy, and get full staffing back up. They increased college incentive pay to include a Master's degree, it gives an officer \$2,000 a year incentive every year they're employed after attaining it. There are some provisions that also are inclusive of the SAFE-T Act that the State of Illinois passed regarding body cameras and disciplinary act stuff. We feel that this is a mutually beneficial Collective Bargaining Agreement that the City and the union will both benefit from.

City Administrator Kristin added the appreciation he has for both the labor union and Chief Reid for a professional job in bringing this matter to a successful conclusion. He thinks that this is a good contract for all involved, and it's in line with what the Council has set for labor unions moving forward.

Roll Call vote was taken as follows:

CITY COUNCIL MEETING

13 September 2022

Page 6

<u>AYES</u>	<u>NAYS</u>	<u>ABSTAIN</u>	<u>ABSENT</u>
-------------	-------------	----------------	---------------

Alderman Emmett

Alderman Hortsman

Alderman Danihel

Alderman Gray

Alderman McCarthy

Alderman Wolf

Alderman Selman

The motion to approve the Collective Bargaining Agreement carried 6/6.

7. BUILDING DEPARTMENT

A. Approval of Ordinance No. 2022-09-09250, authorization for Disposal/Sale of City owned property located at 15115 Lacross Ave., Oak Forest, IL. The attached memo, dated September 12, 2022, from City Administrator Kristin provides supporting details.

Alderman Emmett made the motion to approve Ordinance No. 2022-09-09250.

Alderman Danihel seconded.

Building Commissioner Forbes explained it is an abandoned house that has been vacant for ten years or so. The City acquired the judicial deed this year at no cost to the City because the home was abandoned. The home is in the floodplain and is severely damaged, if we do tear it down we will not allow it to be rebuilt again.

Mayor Kuspa said it is not habitable now, and Commissioner Forbes said correct, it is uninhabitable. Mayor Kuspa said we're trying to clean that area up for the surrounding homeowners, they'll be happy to see it go. Commissioner Forbes said correct, it is quite a blight on the community over there. Mayor Kuspa said he doesn't like all the yellow tape around it, he'll be happy to see it go.

Alderman Emmett asked what kind of price tag will it cost to demolish, and Commissioner Forbes said that's the next item on the agenda. City Administrator Kristin explained this is just the ordinance authorizing

CITY COUNCIL MEETING

13 September 2022

Page 7

the demolition of the city property; the next item on the agenda is the actual demolition cost.

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 McCarthy			
			Alderman Wolf
Alderman Selman			

The motion to approve Ordinance No. 2022-09-09250 carried 6/6.

B. Approval of the proposal from KLF Enterprises to demolish the City owned single family home at 15115 Lacross Ave. for an amount not to exceed \$11,500.00. The attached memo, dated August 31, 2022, from Building Commissioner Forbes provides supporting details.

Alderman Danihel made the motion to approve the proposal from KLF Enterprises in the not exceed amount of \$11,500.00.

Alderman Selman seconded.

Building Commissioner Forbes said they followed City purchasing policies and got three quotes for this; they were the lowest qualified bidder.

Mayor Kuspa asked once the house is demo'd is part of their contract to regrade or at least spread out black dirt? Commissioner Forbes said correct; black dirt and seed.

Alderman Gray asked if there is any plan to try to get it out of the floodplain so you can sell it for future development to another residential house? Commissioner Forbes said no, unfortunately over there is the lowest point on the whole block. Alderman Gray asked if the other homes are in the floodplain as well, and Commissioner Forbes said they are also, yes. Alderman Gray said, so then the City would be doing the maintenance on that every year, and Commissioner Forbes said

CITY COUNCIL MEETING

13 September 2022

Page 8

correct. The City currently cuts the grass. Alderman Gray verified there would be nothing but grass, and Commissioner Forbes confirmed.

City Administrator Kristin said the way the ordinance is written, from the previous agenda item, gives the option for sale or transfer just in case we do go that route. He left it open ended a little bit in case we do have an interested party that wants to buy it we wouldn't have to come back here again to do an ordinance to sell. Alderman Gray said that's very good forward thinking, and thanked him.

Roll Call vote was taken as follows:

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

The motion to approve the proposal from KLF Enterprises in the not to exceed amount of \$11,500.00 carried 6/6.

8. FIRE DEPARTMENT

A. Approval of the purchase of the Phoenix G2 Station Alerting System for a total of \$83,889.58. The attached memo dated September 12, 2022, from Fire Chief Kasper provides supporting details.

Alderman McCarthy made the motion to approve the purchase of the Phoenix G2 Station Alerting System for a total of \$83,889.58.

Alderman Danihel seconded.

Fire Chief Kasper said this was part of a project that former Fire Chief Janozik had begun the groundwork on a couple years ago. The money was already in the 911 Board CIP budget. They are working with an older system at both fire stations, it's been over 10 years since

CITY COUNCIL MEETING

13 September 2022

Page 9

that system was put in place, and in the last ten days he's had two zones at Fire Station 1 stop working on the current system. The new system helps with complying with a couple different NFPA standards, it's network friendly, it should be a pretty seamless install, maintenance and pretty much everything else is cloud based. This comes as a sole choice purchase, following the purchase policy of the City. One of the biggest reasons is the Orland Fire District currently uses this technology, so for us to go anywhere else, the software compatibility, maintenance, really was not compatible, and any upgrades to the system, any maintenance to the system, Orland Fire District does those at no charge to us.

Mayor Kuspa asked if Chief Kasper had originally budgeted \$100,000 for this project, and Chief Kasper said yes, that was the budget he was working with. Mayor Kuspa asked if this comes out of 911 funds, and Chief Kasper said it does.

Roll Call vote was taken as follows:

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

The motion to approve the purchase of the Phoenix G2 Station Alerting System for a total of \$83,889.58 carried 6/6.

9. PUBLIC WORKS

A. Approval of the proposal from Standard Industrial & Auto Equipment to repair and relocate the heavy-duty vehicle lift in the Public Works Mechanics Garage, in the amount of \$46,056.00. The attached memo dated September 13, 2022 from Public Works Director Salamowicz provides supporting details.

Alderman Emmett made the motion to approve the proposal from Standard Industrial & Auto Equipment, in the amount of \$46,056.00.

Alderman Danihel seconded.

Public Works Director Salamowicz explained the proposal was not a budgeted item because it was an unexpected repair to take place this year. Since it wasn't a budgeted item, they are looking to use the funds for the sale of the vehicles recently surplusd out to offset the cost for the construction of the lift, plus also their own crews would be doing some of the concrete work, which will save \$8,000.

Mayor Kuspa said he noticed in the memo, the cost of the repair also includes the relocating, or putting it back at least 2' so it can accommodate some of the larger Public Works dump trucks, is that correct? Director Salamowicz said correct, that was a request from the mechanics that if they were going to be repairing this, if they could shift it back because some of the dump trucks they have are a little bit longer wheelbase.

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 McCarthy			
			Alderman Wolf
Alderman Selman			

The motion to approve the proposal from Standard Industrial & Auto Equipment, in the amount of \$46,056.00, carried 6/6.

10. ECONOMIC AND COMMUNITY DEVELOPMENT

A. Approval of Ordinance No. 2022-09-09280 authorizing a redevelopment agreement between the City of Oak Forest and LPC Oak Forest LP for property located east of Cicero Avenue, south of 167th Street, and

CITY COUNCIL MEETING
13 September 2022
Page 11

northwest of I-57. The attached memo from Director of Community & Economic Development Cage dated September 13, 2022 with supporting details.

Alderman Gray made the motion to approve Ordinance No. 2022-09-09280.

Alderman Hortsman seconded.

Director Cage explained this is the 43 acres down by I-57; it's a light industrial project. This legal framework goes with such a development. It's pretty substantial, there's a lot of legal terms in there, it's a 52-page document. What this essentially does, as with any large development, it sets the table for that development. That development is in the new TIF, which is TIF 8. It's the only project within that TIF District. The cost estimate of this one building, which is in excess of 1,000,000 sq. ft., is about \$76,000,000. It's a substantial project, the RDA spells out all the terms. Obviously, there are some incentives through the TIF District, but the bottom line in terms of economic development, it's a great project because it generates increment, and the increment is shared between both the developer and the city. What that also does is, with this project it requires an extension of water and sewer, which will allow the properties in that area to develop as well.

Alderman Emmett asked if TIF 8 goes west of Cicero up to Forest, or just that concentrated 43 Acres, and Director Cage explained it is the concentrated 43 acres. It is just this project.

City Administrator Kristin added this would not preclude us in the future from expanding that TIF if it was development on the west side of Cicero Avenue, or other developments that would be contiguous, we could expand that TIF, there's an option at a later time.

Roll Call vote was taken as follows:

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

The motion to approve Ordinance No. 2022-09-09280 carried 6/6.

11. CITIZEN PARTICIPATION

Mr. Craig Erickson, of 6067 El Morro, the southeast corner of Boca Rio and El Morro Lane, has lived there about 28 years, and in Oak Forest since 1988. The issue he has is the rain water-retaining ditch on Boca Rio that runs directly past his property; that ditch picks up water from all inlets from 151st Street to Victoria in addition to the other ditch tied in to Boca Rio that picks up rainwater from Arroyo and ending also at Victoria. He is at the end of it where it finally goes under 151st Street and makes its way to the retention area near Gaelic Park. When it rains really hard for long periods of time, that ditch literally moves thousands of gallons of water; in the 28 years he has lived there, probably millions. As anyone who has lived in this area for any length of time knows, during a torrential rain the ditch will overflow and flood Boca Rio from 151st Street back two blocks to Forestview, with water so high Boca Rio is virtually underwater and impassable. Mr. Erickson can't count the number of foolish people who have tried to make it through and have ended up stalled, not to mention the water that comes halfway up his driveway making him very nervous. Very expensive flood insurance is required for most mortgaged properties along it. The ditch was dredged about the second or third year they lived there and has never been done since. For something that moves that much water and affects so many people, he feels it has been sorely neglected. He sees Public Works often stop and look at it as they drive by, especially when it's flooding. Debris is usually lined across the cement inlets that allow the water to pass under the streets; he ends up cleaning it himself because nothing is ever really done after repeated calls. There was some clean up and tree removal on the north side of 151st Street, but he believes it was done by the county. He has heard rumblings about plans to renovate the ditch and make it more efficient but hasn't seen anything yet. Finally, the mowing of the ditch is ridiculous. Whatever we pay to summer landscape should be cut in half because it's about what they're doing. He's sure the city works knows his voice by heart after all the calls he's made about the junk they leave behind. They cut as far down as the machines will go and then leave the center to continue to grow out of control.

CITY COUNCIL MEETING

13 September 2022

Page 13

Alderman Selman said he has stopped by there, he has spoken to the Public Works Director, he had spoken to the previous Public Works Director about what's going on there. His understanding is they're currently in the final stages of designing the renovation of the culverts so that it will flow more smoothly under 151st Street. He knows there have been concerns about the mowing and the keeping of that, but to his understanding, they do sweep the culverts around the city and try to pull out the brush and tree limbs when they know there's a heavy rainfall going on. Mr. Erickson said he wouldn't dispute it, but he's never seen it, not by him, and everything that's ever come out has come out by him. He calls and they drive right by, look at it, and just keep going.

Public Works Director Salamowicz said the city is working with the MWRD and the Cook County Department of Transportation on a project that will replace the culverts under 151st Street at the Boca Rio ditch and also regrade and basically reshape the ditch from 151st Street to Arroyo. Right now the four smaller round culverts are going to be removed and be replaced with two larger box culverts that'll provide additional capacity for the water to flow there and make it a little bit less of a location where branches and whatever debris will stop it up; it'll be larger openings. He said they have meeting bi-weekly now with the county; they've got the initial plans, which have been submitted to the city, and they have provided their comments. They are working on addressing whatever comments they have, the city has been working with their attorneys as far as intergovernmental agreements between the MWRD and county as well. The project is definitely moving forward; their goal is to probably go out to bid sometime this fall with construction most likely to occur early in the spring of next year. Mr. Erickson said perfect, and thanked the Council for their time.

12. OLD BUSINESS

City Administrator Kristin gave a brief update to the Council about Christmas decorations. He has been speaking to Director Salamowicz about looking for new Christmas decorations; he advised Administrator Kristin the builds for this year are pretty much complete so they would be shooting for a new design for next year. They are coming up

CITY COUNCIL MEETING

13 September 2022

Page 14

with concepts and will get them together for Council to take a look at.

Mayor Kuspa said the Social Service Corps has expressed strong interest and really wants to make sure they do it right this time. Administrator Kristin said it will be done right. Mayor Kuspa said Social Service Corps is a group that was started many years ago with funds that the city received from cable companies as they ran their lines through the city. These funds have been invested through the years by the Social Service Corps and those funds are not taxpayer dollars; these are funds that are set aside to help beautify and improve the city, at the benefit of the entire city.

Alderman Emmett thanked Administrator Kristin for the update, and told Director Salamowicz he thinks the Council just wishes if we pick out something it doesn't get changed.

Alderman Hortsman said he believed, if his understanding was correct, they have enough bulbs in Public Works to keep our Christmas seahorses going for a few years now. Discussion on seahorses and snowflakes ensued.

13. NEW BUSINESS

None

14. EXECUTIVE SESSION

None

15. ADJOURMENT

Alderman Danihel made the motion to Adjourn.

CITY COUNCIL MEETING
13 September 2022
Page 15

Alderman Hortsman seconded.

Roll Call vote was taken as follows:

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

The motion to adjourn carried 6/6.

The Council meeting adjourned at 8:10 pm.

MAYOR HENRY L. KUSPA