

VILLAGE OF ORLAND PARK

14700 S. Ravinia Avenue
Orland Park, IL 60462
www.orlandpark.org



Meeting Minutes

Monday, April 1, 2024

7:00 PM

Village Hall

Board of Trustees

*Village President Keith Pekau
Village Clerk Patrick R. O'Sullivan
Trustees, William R. Healy, Cynthia Nelson Katsenes, Michael R. Milani,
Sean Kampas, Brian Riordan and Joni Radaszewski*

CALL TO ORDER/ROLL CALL

The meeting was called to order at 7:00 P.M.

Present: 6 - Trustee Healy, Trustee Nelson Katsenes, Trustee Kampas, Trustee Riordan, Trustee Radaszewski and Village President Pekau

Absent: 1 - Trustee Milani

VILLAGE CLERK'S OFFICE

2024-0239 Approval of the March 18, 2024, Regular Meeting Minutes

The Minutes of the Regular Meeting of March 18, 2024, were previously distributed to the members of the Board of Trustees. President Pekau asked if there were any corrections or additions to be made to said Minutes. There being no corrections or additions,

I move to approve the minutes of the Board of Trustees Meeting of March 18, 2024.

A motion was made by Trustee Nelson Katsenes, seconded by Trustee Kampas, that this matter be APPROVED. The motion carried by the following vote:

Aye: 6 - Trustee Healy, Trustee Nelson Katsenes, Trustee Kampas, Trustee Riordan, Trustee Radaszewski, and Village President Pekau

Nay: 0

Absent: 1 - Trustee Milani

ACCOUNTS PAYABLE

2024-0262 Accounts Payable March 19, 2024, through April 1, 2024 - Approval

The lists of Accounts Payable having been submitted to the Board of Trustees for approval and the lists having been determined by the Board of Trustees to be in order and having been approved by the various Department Heads,

I move to approve the Accounts Payable March 19, 2024, through April 1, 2024, in the amount of \$2,250,642.21.

A motion was made by Trustee Healy, seconded by Trustee Radaszewski, that this matter be APPROVED. The motion carried by the following vote:

Aye: 6 - Trustee Healy, Trustee Nelson Katsenes, Trustee Kampas, Trustee Riordan, Trustee Radaszewski, and Village President Pekau

Nay: 0

Absent: 1 - Trustee Milani

CONSENT AGENDA

Passed the Consent Agenda

A motion was made by Trustee Kampas, seconded by Trustee Nelson Katsenes, to PASS THE CONSENT AGENDA, including all the following items marked as having been adopted on the Consent Agenda. The motion carried by the following vote:

Aye: 6 - Trustee Healy, Trustee Nelson Katsenes, Trustee Kampas, Trustee Riordan, Trustee Radaszewski, and Village President Pekau

Nay: 0

Absent: 1 - Trustee Milani

2024-0232 Payroll for March 15, 2024 - Approval

The lists of Payroll having been submitted to the Board of Trustees for approval and the lists having been determined by the Board of Trustees to be in order and having been approved by the various Department Heads,

I move to approve the Bi-Weekly Payroll for March 15, 2024 in the amount of \$1,617,766.31.

This matter was APPROVED on the Consent Agenda.

2024-0240 Approval of the January 15, 2024 and February 19, 2024 Executive Session Minutes

I move to approve the minutes of the Executive Session of January 15, 2024 and February 19, 2024.

This matter was APPROVED on the Consent Agenda.

2024-0234 Police Department Firing Range and EOC Facility Project - RFP 24-011

On February 19, 2024, the Village issued Request for Proposal (RFP) 24-011 "Police Department Firing Range and EOC Facility Project" requesting proposals from qualified contractors for the construction of the Police Department Firing Range and EOC Facility located at 10609 163rd Place, Orland Park, IL 60462.

During the four (4) weeks that the bid was open for review, eighty-one (81) firms downloaded either partial or complete bid packages. RFP 24-011 was opened on March 20, 2024, at which point eight (8) firms submitted proposals. All qualifying proposal packages and an audit of the proposal submittals are attached for reference. A summary of the proposal prices is provided below:

Harbour Contractors, Inc. - \$9,943,040.00

The George Sollitt Construction Company - \$9,999,900.00

Reed Construction - \$10,067,437.00

Simpson Construction Co. - \$10,233,000.00
Krause Construction, Inc. - \$10,401,477.00
AGAE Contractors, Inc. - \$10,584,000.00
Industria Construction Services - \$10,619,000.00
F.H. Pashen, S.N. Nielsen & Associates LLC - \$10,657,200.00

Harbour Contractors, Inc. ("Harbour"), who submitted the lowest proposal price, provided a Client Portfolio which was reviewed by Public Works and the project architect. Harbour demonstrated evidence of having successfully completed projects of similar scale and complexity as the Police Department Firing Range and EOC Facility, including projects with the Will County, Chicago, Burr Ridge, Sycamore, Oakbrook Terrance, Sandwich, Berwyn and Woodridge Public Safety Departments. Furthermore, all references provided positive experiences working with Harbour on a variety of recent projects, including the Woodridge Police Department / Public Works Facility, Sandwich Police Department Renovation, and Will County Emergency Management Agency Facility. Finally, it should be noted that of all the companies who submitted proposals for this project, Harbour (lowest proposal price) and F.H. Pashen, S.N. Nielsen & Associates LLC (highest proposal price) had the most relevant previous project experience.

As such, Staff recommends awarding RFP 24-011 to Harbour Contractors, Inc. for \$9,943,040.00. A 4% contingency of \$397,721.60 is requested to address change orders made necessary by circumstances not reasonably foreseeable at the time the proposal was signed, for a total contract price not to exceed \$10,340,761.60.

Required scope added after capital budget submit includes the following items:

1. Carport and storage building for ESDA requirements.
2. Storm detention under impound lot to meet MWRD requirements.
3. Emergency Operation Center hardening for hazard weather conditions to include parapet walls to protect the HVAC equipment on roof to meet Emergency Center standards.
4. Adding of generator and UPS for EOC operations standards.

I move to approve awarding RFP 24-011 Police Department Firing Range and EOC Facility Project to Harbour Contractors, Inc. for a total contract price not to exceed \$10,340,761.60 (\$9,943,040.00 plus an 4% contingency of \$397,721.60);

AND

Authorize the Village Manager to approve change orders not to exceed the contingency amount;

AND

Authorize the Village Manager to execute all related contracts subject to Village

Attorney review.

This matter was APPROVED on the Consent Agenda.

2024-0224 Special Event Permit for Art and Company (>300 people)

At the December 6, 2021, Board meeting, the Village Board approved an ordinance amending the Special Events Permit authorizing the Village Manager to approve events under 100 persons and requires Village Board approval for larger events. Special events held on Village grounds are processed through Recreation and Parks, while events held not on Village grounds are processed through Development Services.

Art and Company has submitted a Special Event permit request to host an outdoor art sales event on April 21-28, 2024 at the parking lot in front of the store (15609 S. 94th Avenue). An estimated 300 attendees are expected to attend.

I move to approve permitting the Art and Company to host an outdoor art sale event on April 21-28, 2024 contingent upon meeting all of the Village's permitting requirements, payment of fees, and inspections.

This matter was APPROVED on the Consent Agenda.

2024-0242 Special Event Permit for Chick-Fil-A (>100 people)

At the December 6, 2021, Board meeting, the Village Board approved an ordinance amending the Special Events Permit authorizing the Village Manager to approve events under 100 persons and requires Village Board approval for larger events. Special events held on Village grounds are processed through Recreation and Parks, while events held not on Village grounds are processed through Development Services.

Chick-Fil-A has submitted a Special Event permit request to host an outdoor family engagement event titled "Touch a Truck" with local First Response vehicles. The event will take place in their employee parking lot at 15601 South LaGrange Road on June 1, 2024 from 7:30 a.m. to 10:00 a.m. An estimated 100 attendees are expected to attend.

I move to approve permitting for Chick-Fil-A to host an outdoor family engagement event on June 1, 2024 contingent upon meeting all of the Village's permitting requirements, payment of fees, and inspections.

This matter was APPROVED on the Consent Agenda.

2024-0223 Special Event Permit for Sterk Family Law Group (>250 people)

At the December 6, 2021, Board meeting, the Village Board approved an ordinance amending the Special Events Permit authorizing the Village Manager to approve events under 100 persons and requires Village Board approval for larger events. Special events held on Village grounds are processed through Recreation

and Parks, while events held not on Village grounds are processed through Development Services.

Sterk Family Law Group has submitted a Special Event permit request to host a multi-Chamber of Commerce business after hours networking event on Tuesday and Wednesday, May 21-22, 2024 at 11508 W. 183rd Place. An estimated 250 attendees are expected to attend.

I move to approve permitting the Sterk Family Law Group to host a multi-Chamber of Commerce business after hours networking event on Tuesday and Wednesday, May 21-22, 2024 contingent upon meeting all of the Village's permitting requirements, payment of fees, and inspections.

This matter was APPROVED on the Consent Agenda.

2024-0235 Special Event Permit for Cirque Theatrical Circus (>300 people per show)

At the December 6, 2021, Board meeting, the Village Board approved an ordinance amending the Special Events Permit authorizing the Village Manager to approve events under 100 persons and requires Village Board approval for larger events. Special events held on Village grounds are processed through Recreation and Parks, while events held not on Village grounds are processed through Development Services.

Cirque Entertainment II, LLC has submitted a Special Event permit request to host an outdoor acrobatic theatrical circus show under a tent located at Orland Square Mall (no animals, fire, pyro, alcohol, rides, parades or street closures). The dates of the event are April 25th through April 28th, Thursday and Friday from 6:00 p.m. to 10:30 p.m. and Saturday and Sunday 12:00 p.m. to 10:30 p.m. An estimated 300 attendees are expected to attend per show.

I move to approve permitting Cirque Entertainment II, LLC to host an outdoor acrobatic theatrical circus show under a tent April 25th through April 28th contingent upon meeting all of the Village's permitting requirements, payment of fees, and inspections;

AND

Authorize the Village Manager to execute a security agreement between the Village and Cirque Entertainment II, LLC., subject to Village Attorney review.

This matter was APPROVED on the Consent Agenda.

2024-0218 Commuter Parking Payment App Service Agreement

In 2007, the Village of Orland Park purchased 14 Parking Fare Terminals from Total Parking Solutions, Inc. (TPS) for the Village's three Metra commuter parking lots. Commuters have the option of purchasing monthly permits at the 143rd Metra Lot only or paying for daily parking using either the parking meters or the Passport

Parking mobile phone app.

Through the Passport Labs, Inc. App, the Village also offers commuters the option of paying for their daily parking space using a credit or debit card from their smart phone once they are on the train. This allows the commuter to be worry-free if they are unable to pay their daily fee prior to boarding the train. The free application is offered by Passport who is the online Metra parking application that commuters can pay \$1.87 online for their parking spot. Currently there is a convenience fee of \$0.37 for each transaction that the commuter pays. The Village charges \$1.50 a day for a commuter spot and Passport keeps the .37 as a transaction fee. The Village receives the total payment from the commuter and remits the service fee back to Passport on a month basis.

On June 1, 2016, an evergreen Software License and Service Agreement was signed. Passport Labs, Inc. has since then updated their Terms and Conditions and will add an enhancement to their mobile parking experience this Spring. A "text to park" guest checkout feature where parkers can text a code and be able to pay for parking without creating a Passport Lab account or downloading the app if they would prefer not to will be available.

I move to approve a new Software License and Service Agreement for thirty-six (36) months with Passport Labs, Inc. with a new convenience fee of \$.42; with the option to renew for two (2) twelve-month renewal terms following the initial term;

AND

Authorize the Village Manager to execute all related contracts and documents, subject to Village Attorney Review.

This matter was APPROVED on the Consent Agenda.

2024-0228 Jane Caliendo Memorial Foundation 5K

The Jane Caliendo Memorial Foundation has submitted a Special Event permit request to host a 5K fundraiser on September 8, 2024, at Centennial Park utilizing the 153rd St. Metra parking lot and the paths of Centennial Park. This will be the 10th Annual event.

Set-up will begin on Sunday, September 8 at approximately 6 a.m. The event is expected to be fully complete, including clean-up, by 10:30 a.m.

Organizers are finalizing specific event components. All event logistics will adhere to Village guidelines, be reviewed and approved by the Village in advance of the event date including: participant parking, event security, police and or Community Service Officer requirements, Village permits and fees.

Organizers expect 300 participants to take part in the event. The event is open to

the general public.

I move to approve permitting the Jane Caliendo Memorial Foundation to host a 5K fundraiser utilizing the Centennial Park walking paths and the 153rd Street Metra Lot on Sunday, September 8, 2024, from 6 a.m. to 10:30 a.m. contingent upon meeting all the Village's permitting requirements, payment of fees and inspections.

This matter was APPROVED on the Consent Agenda.

2024-0251 Grant Agreement OS-24-2557 between the State of Illinois and the Village of Orland Park

On August 21, 2023, the Committee of the Whole approved the conceptual plan for Doogan Park (attached).

The plan includes ten pickleball courts, a pavilion with restrooms adjacent to the courts, a sledding hill, re-grading of the soccer field to accommodate a full-size field, adding and repairing a bocce ball court, expansion of parking lots, a playground, pavilion, site furnishings and planting improvements. Additionally, the project includes infrastructure for lighting the pickleball courts in the future.

Village capital budget funded elements totaling an estimate \$986,000 include the pickleball courts and a 74 space parking lot as shown in the concept.

Future Village operational funded improvements totaling an estimated \$861,000 include a playground, pavilion, half-basketball court, asphalt trail, expansion of the north parking lot, site furnishing and planting improvements. Funds from Public Work Natural Resources and Facilities will be earmarked for the playground and pavilion. The half-basketball court would be funded from Recreation and Parks' Athletics Division operating funds.

Pickleball lighting and wind screens, estimated at \$340,000 will be funded by future capital or Village operational funds from PW, NRF or Recreation and Parks.

An RFP will be issued later this year for construction and engineering documents which are budgeted in 2024.

On September 18, 2023, the Village submitted an application for an Open Space Lands Acquisition and Development reimbursable grant through the Illinois Department of Natural Resources in support of the redevelopment of Doogan Park.

The OSLAD grant will provide funding for the restrooms and pavilion adjacent to the pickleball courts, the sledding hill, re-grading of the soccer field to a full-size field, the addition of one, and repair of the existing bocce ball court, and minor expansion of the south parking lot.

The redevelopment of Doogan Park was previously planned for 2026. However, with the recent OSLAD grant, this project will be escalated to 2025. The project period begins upon the execution of the Grant Funding Agreement and concludes on March 31, 2026.

As a part of receiving the grant funding, the Village is required to complete and submit the attached Grant Agreement between the State of Illinois and the Village of Orland Park. The Agreement includes the terms of the grant including Part One, Uniforms Terms, Articles I - XXII, and Exhibits A - E; Part Two, Grantor Specific Terms and Part Three, Project Specific Terms.

Staff seeks Board approval to enter in this agreement to begin the grant process

I move to approve entering into Grant Agreement No. OS-24-2557 between the State of Illinois and the Village of Orland Park;

AND

Authorize the Village Manager to execute all related contracts, subject to Village Attorney review.

This matter was APPROVED on the Consent Agenda.

2024-0248 Cancellation of the Orland Park Brewfest

In 2019, Brewfest was introduced in place of the narrowly focused Harvest Hoedown. Held under a large tent Crescent Park, the night featured over 40 beer and spirits samples and was attended by 334 participants. The evening of the event included heavy rain and a threat of thunderstorms. In keeping with safe weather protocols, if lightening would have occurred as forecast, the event would have been postponed or cancelled.

With a tent rental cost of \$6,682.24, and the risk of postponement or cancellation due to lightening, staff sought a safer location to host the Brewfest. The Public Works garage was identified as a large location capable of hosting 500+ for the Brewfest. Due to the pandemic, staff were unable to secure a liquor license from the State, resulting in the cancellation of the 2020 Brewfest.

In 2021, Brewfest was successfully held in the Public Works garage with 350 in attendance. Staff built upon this success and the trend in micro-brewery popularity hosting 437 attendees in 2022. In 2023, the microbrewery trend seemed to have peaked as attendance dropped to 285.

The 2023, Brewfest earned \$34,301.87 in revenue, including a \$20,000 naming sponsor. Program expenses totaled \$22,724. Staffing expenses, including weekday set-up, day of event part-time and salaried staff, preparation and clean-up of the Public Works garage totaled approximately \$17,187 resulting in an

overall loss of \$5,609. Additionally, in 2025, the Public Works garage will be undergoing a large capital project making the PW facility unavailable for 2 years.

Due to the financial loss, and staff intensive nature of the Brewfest for a relatively small number of attendees, staff propose canceling the 2024 Brewfest. The budgeted expenses of \$28,700 would instead be utilized to support the Centennial Park West Concert Series. Specifically, the funds would be utilized for backline, a stage manager, stagehand, artist and stage security, crowd control, artist hospitality, hotel, and transportation.

The Brewfest naming sponsor has agreed to be the naming sponsor of the Centennial Park West Concert Series if the Brewfest is cancelled.

In 2025, as a part of the budget process, staff will propose introducing a new event to replace the Brewfest.

I move to approve cancelling the 2024 Brewfest, and instead using the allocated funds of \$28,700 for Centennial Park West Concert Series expenses including backline, a stage manager, stagehands, artist and stage security, artist hospitality, hotel, transportation, and crowd control barricades.

This matter was APPROVED on the Consent Agenda.

2024-0252 Taste of Orland Park Tents, Tables and Other Rental Equipment - RFP 24-005

The Village issued RFP 24-005 (attached) on February 26, 2024 for tents, tables and other rental equipment for 2024, 2025, 2026 Taste of Orland Park. The RFP includes a two-year renewal option in 2027 and 2028.

The Scope of Work (attached) requires proposers to provide all equipment, labor and supplies necessary to erect, maintain and remove tents, tables, chairs, lights and barricades in support of the Taste of Orland Park. The submission deadline was March 18, 2024.

The RFP resulted in proposals (see attached tabulation) from PRO Em National Event Services, Chicago Tent, LLC. and Indestructo Rental Company, Inc.

Proposed fees from each vendor per year are listed below.

Indestructo Rental Company, Inc.

2024: \$19,628.00; 2025: \$19,628.00; 2026: \$19,628.00; 2027: \$20,122.80; 2028: \$20,122.80

Chicago Tent, LLC.

2024: \$26,869.00; 2025: \$26,869.00; 2026: \$26,869.00; 2027: \$26,869.00 2028: \$26,869.00

PRO Em National Event Services

2024: \$27,696.28; 2025: \$27,696.28; 2026: \$28,561.93; 2027: \$28,561.93;
2028 - \$29,404.40

Indestructo Rental Company has extensive experience in providing tent and other rental supplies for events of all sizes. This includes the Village of Oak Lawn's Fall on the Green, Fall Music Festival, Santa on the Green, the Village of Mount Prospect's Oktoberfest and BlockParty and the Village of Buffalo Grove's Buffalo Grove Days.

In 2023, Indestructo provided tents, tables and other supplies for the Taste of Orland Park. Staff found the quality of tents, tables and supplies, professionalism, and responsiveness of work crews to be excellent. Staff work directly with the owner who has highly attentive and stressed the importance of safe logistics and protocols throughout the whole rental experience.

Staff recommends awarding RFP-005 to Indestructo Rental Company, Inc. to provide tents, tables, chairs and other event supplies for Taste of Orland Park at a cost of \$19,628 per year, plus a 15% contingency of \$2,944.20 per year for 2024, 2025 and 2026, and at a cost of \$20,122.80 plus a 15% contingency of \$3,018.42 for the optional renewal years of 2027 and 2028. The contingency allows for rental fluctuations which may occur each year.

I move to approve awarding RFP 24-005 Tents, Tables and Other Rental Equipment to Indestructo Rental Company, Inc. to provide tents, tables, and rental supplies for Taste of Orland Park for three (3) years 2024-2026 at an amount of \$19,628, plus a 15% contingency \$2,944.20 per year, with the option to renew for two (2) additional years 2027-2028 at an amount not to exceed the Board approved budgeted amounts;

AND

Authorize the Village Manager to execute all related contracts, subject to Village Attorney review;

AND

Authorize the Village Manager to approve change orders not to exceed the contingency amount

This matter was APPROVED on the Consent Agenda.

2024-0261 Centennial Park and Ball Field Concessions RFP 24-007

On February 16, 2024, the Village issued RFP 24-007 (attached) to solicit proposals to operate the Villages concession stands at Centennial Park, John Humphrey Complex, and Centennial Park Aquatic Center in 2024, 2025 and

2026, with an option to renew in 2027 and 2028. A non-mandatory preproposal meeting/tour was held on February 23, 2024. The proposal submission deadline was 11:00 a.m., March 11, 2024.

Proposals (attached) were received from RV Concessions and PM Concessions.

PM Concessions has been in operation since 2013, originally hosting food booths at fairs and festivals in Ohio. The owner/operator has since relocated to Illinois and has operated the Dellwood concession stand for the Lockport Park District for the last three years. Additionally, PM Concessions recently secured a contract with the University of Illinois - Chicago (UIC) to run concessions at the 1300 seat Curtis Granderson Stadium.

RV Concessions has operated as many as 11 seasonal park district concession stands. RV currently operates stands for the Palatine, Elk Grove and West Chicago Park Districts. RV Concessions has operated the Village's concessions operations since 2018 and is a subsidiary of Rocco Vino's in Orland Park.

Staff conducted interviews with both proposers on March 25, 2024.

PM Concessions appears to be capable, with strengths in recruiting and staff management. RV Concessions conveyed a greater depth of experience in the operation of high demand and volume concession stands and food service operations. Key to RV's capability is local support. During peak periods, concessions personnel are able to call upon the local restaurant for food and personnel support. Additionally, RV Concessions possess an inventory of equipment which supports the Village's concessions operations.

In 2023, RV Concessions paid the Village 5% of Centennial and John Humphrey gross revenues totaling \$6,002 and 10% of pool gross revenues totaling \$18,916.30 for a total of \$24,918.70.

PM Concessions proposed a commission of 15% - 20% in 2024, 2025 and 2026, as well as in the optional renewal years of 2027 and 2028.

RV Concessions proposed a 5% commission for the ballfield operations in 2024, 2025 and 2026, increasing in the optional renewal years to 6% in 2027 and 7% in 2028. RV's proposal included a 10% commission for the Centennial Park Aquatic Center (CPAC) in 2024, increasing to 11% in 2025, and 12% in 2026, as well as 12% in the optional renewal years of 2027 and 2028.

Staff reached out to both vendors to request best and final proposals.

PM Concessions changed the proposed percentage to 20% - 25%

RV Concessions changed the proposed percentage to 15% for the Centennial and John Humphry concession stands and 20% for CPAC.

While the PM Concessions commission proposal is a higher percentage, staff is concerned that PM does not possess the depth of experience, nor the necessary staff, and support to handle the large volume and demand required to successfully provide concession services for Village ballfields and CPAC.

RV Concessions has demonstrated a strong operational understanding of the Village's concessions stands. RV's commitment to cleanliness, attentive customer service, cooperation with Village requests and initiatives, and consistently reliable services make RV Concessions a sound vendor to operate the Village's concession stands.

Staff recommend awarding RFP 24-007 to RV Concessions for 2024, 2025 and 2026 with an option to renew for two additional years in 2027 and 2028.

I move to approve awarding RFP 24-007 Centennial Park Aquatic Center & Ball Field Concessions to RV Concessions for a 15% commission for the Centennial Park and John Humphrey concession stands and 20% commission for the Centennial Park Aquatic Center in 2024, 2025 and 2026, with the option to renew for two additional years 2027-2028;

AND

Authorize the Village Manager to execute all related contracts, subject to Village Attorney review.

This matter was APPROVED on the Consent Agenda.

2024-0231 An Ordinance Amending Appendices A and B to Ordinance No. 5865 - SECOND AMENDMENT - Ordinance

The attached ordinance formally amends Appendix A and Appendix B that were approved by the Board on December 18, 2023, and subsequently amended. These appendices reflect changes to full-time and part-time positions, along with salary ranges, as summarized below.

The changes to the Salary Ordinance are:

- Eliminate the position of Director of Communications and Marketing (Grade 11), and
- Add the position of Communications and Marketing Manager (Grade 8).

I move to adopt Ordinance 5880, entitled: ORDINANCE AMENDING APPENDICES A AND B TO ORDINANCE NO. 5865 - SECOND AMENDMENT

This matter was APPROVED on the Consent Agenda.

2024-0236 Main Pump Station Roof Recoating- RFP 24-031

On February 13, 2024, the Village issued Request for Proposal (RFP) 24-031 "Main Pump Station Roof Recoating" requesting proposals from qualified contractors to apply a GAF Unisil High Solids Silicone Roof Coating to the Main Pump Station Roof.

During the four (4) weeks that the bid was open for review, twenty-five (25) firms downloaded either partial or complete bid packages. RFP 24-031 was opened on March 15, 2024, at which point four (4) firms submitted bids. All qualifying bid packages and an audit of the bid submittals are attached for reference. A summary of the bid prices is provided below:

Proposal Summary

Anthony Roofing Tecta America, LLC - \$41,100.00

TORI Construction, LLC - \$46,915.00

Markleys Precision Company - \$49,500.00

Solaris Roofing - \$52,700.00

The low bidder, Anthony Roofing Tecta America, LLC, provided evidence via their RFP submittal that they are qualified to complete the scope of work. As such, based on the proposal price and company qualifications, staff recommends awarding RFP 24-031 to Anthony Roofing Tecta America, LLC for \$41,100.00. A 10% contingency of \$4,110.00 is requested to address change orders made necessary by circumstances not reasonably foreseeable at the time the proposal was signed, for a total contract price not to exceed \$45,210.00.

I move to approve awarding RFP 24-031 Main Pump Station Roof Recoating to Anthony Roofing Tecta America, LLC for a total contract price not to exceed \$45,210.00 (\$41,100.00 plus a 10% contingency of \$4,110.00);

AND

Authorize the Village Manager to approve change orders not to exceed the contingency amount;

AND

Authorize the Village Manager to execute all related contracts subject to Village Attorney review.

This matter was APPROVED on the Consent Agenda.

PUBLIC WORKS

2024-0184 Athletics Operations Maintenance Facility Project - Construction Administration

On July 18, 2022, the Village Board approved the proposal from Robert Juris Associates Architects (RJA) for A/E Services for the Athletics Operations

Maintenance Facility Project (see 2022-0551). RJA completed the Schematic Design Documents in October 2022, and Construction Documents (CDs) in December 2023. The construction of this project was awarded to Krause Construction on March 18, 2024, via RFP 24-009 (see 2024-0183).

Since the completion of the CDs for this project, RJA was acquired by the architect firm DLA Architects, Ltd. (DLA). Unfortunately, the Public Works Department, in coordination with the Village attorney, have not been able to come to terms with DLA regarding re-establishing the Master Service Agreement (MSA) that previously existing with RJA.

Utilizing the same architect who completed the project CDs to also provide Construction Administration (CA) services would be ideal to ensure project efficiency to review submittals, conduct site inspections, answer RFIs, and address other design issues. Public Works Department requested DLA to provide a proposal and an AIA B102 contract for CA services only. An AIA Document B102-2017 is a standard form of agreement between Owner and Architect that provides agreement terms only. The Village attorney has indicated that using this type of contract in this instance given the history of the project would be permissible, subject to Village Attorney review.

As such, the Public Works Department is requesting approval from the Village Board to approve the proposal from DLA Architects, Ltd. in the amount of \$40,000.00 for Construction Administration Services for the Athletics Operations Maintenance Facility Project.

I move to approve the proposal from DLA Architects, Ltd. for Construction Administration Services for the Athletics Operations Maintenance Facility Project for a cost not to exceed \$40,000.00;

AND

Authorize the Village Manager to execute all related contracts, subject to Village Attorney review.

A motion was made by Trustee Riordan, seconded by Trustee Healy, that this matter be APPROVED. The motion carried by the following vote:

Aye: 6 - Trustee Healy, Trustee Nelson Katsenes, Trustee Kampas, Trustee Riordan, Trustee Radaszewski, and Village President Pekau

Nay: 0

Absent: 1 - Trustee Milani

2024-0237 Purchase of Washing Machines - Civic Center and Public Works

There has been a long-standing request to install a washing machine

(washer/dryer) at the Civic Center to be used by Village staff for the laundering of event materials (e.g. tablecloths). Additionally, the sole washing machine at Public Works is 20+ years old and in need of replacement. As several Public Works staff use these machines to launder their uniforms, the need to increase the number of machines from one (1) to two (2) was also identified.

As such, Public Works reached out to Genuine Parts Company/NAPA Integrated Business Solutions for quotes for three (3) new washing machines. NAPA subsequently provided quotes for high-capacity, commercial-grade stacked washer-dryers. A summary of the quotes is provided below:

Civic Center: \$14,195.65
Public Works: \$28,391.30
TOTAL: \$42,586.95

I move to approve quotes 3123 and 3124 from Genuine Parts Company/NAPA Integrated Business Solutions for the purchase of three (3) new washing machines for an amount not to exceed \$42,586.95.

A motion was made by Trustee Radaszewski, seconded by Trustee Healy, that this matter be APPROVED. The motion carried by the following vote:

Aye: 6 - Trustee Healy, Trustee Nelson Katsenes, Trustee Kampas, Trustee Riordan, Trustee Radaszewski, and Village President Pekau

Nay: 0

Absent: 1 - Trustee Milani

2024-0089 Fire Hydrant Flushing and Valve Exercising to Assess Water System - RFP 24-039

The Public Works Department is requesting to implement a "Water System Assessment Program". This program has five (5) primary goals to keep our system properly maintained:

1. Perform a fire hydrant assessment on the distribution system to such an extent as to locate, evaluate, and improve the operability of the fire hydrants through hands on field activities.
2. Perform water main capacity assessment on the distribution system to such an extent as to assess, record water flowed, mark, and grease fire hydrants through hands-on field activities.
3. Perform a valve assessment on the distribution system to such an extent as to locate, evaluate, and improve the operability of the valves in the water distribution system through hands on field activities.
4. Document, integrate, and analyze location, operational, and physical information of fire hydrants and valves in the water distribution system through this program.
5. To continually develop and redevelop the scope of this project for continuation

as an ongoing program.

There are three (3) scopes to the overall project as follows.

Scope of Service 1: Fire Hydrant Assessment

Develop, plan, and execute a program to locate, inspect, assess, operate, record water flowed, mark, grease, create a deliverable database in a format suitable and compatible with the Village of Orland Parks current GIS/Database system platform, and create work orders for fire hydrants. This program will address approximately one thousand nine (1,009) fire hydrants per year [20% of Village's five thousand eleven (5,011) total fire hydrants] for three (3) years, with the option for two (2) one-year extensions.

Scope of Service 2: Water Main Capacity

This scope is for flow testing of fire hydrants within the utility to determine main capacity for approximately one thousand nine (1,009) fire hydrants per year [20% of Village's five thousand eleven (5,011) total fire hydrants] for three (3) years with the option for two (2) one-year extensions. This flow testing will determine the current availability of water supply in all areas of the utility's water distribution system for fire suppression. The information derived from these tests shall be recorded and maintained in a web-based database program.

Scope of Service 3: Valve Assessment

Develop, plan, and execute a program to locate, inspect, assess, exercise, mark, record mapping grade GPS data, document, create a deliverable asset database that integrates seamlessly with the Village GIS software platform and create work orders for valves or valve boxes needing repair. This program will address all four thousand three hundred two (4,302) mainline water valves of all sizes throughout the Village water distribution system. The Proposer will inspect and exercise 20% of all valves each year of the three (3) contract and for the duration of the optional two (2) one-year extensions.

RFP 24-039 Water System Assessment Program 2024-2026, with the option to extend two (2) additional years, was published on BidNet Direct on February 19, 2024, and closed on March 18, 2024. Eighteen (18) vendors downloaded partial or full documents, and one (1) proposal was submitted by M.E. Simpson Co., Inc. of Valparaiso, Indiana. The total project cost for each year is as follows:

Year 2024 - \$100,000.00
Year 2025 - \$162,000.00
Year 2026 - \$169,600.00
2027 (Optional Year) - \$178,200.00
2028 (Optional Year) - \$185,000.00

After the bid opening, Public Works completed a market evaluation to determine if the single proposal pricing was fair and reasonable. Staff also reviewed M.E.

Simpson's past performance. They have worked with the Village for the past twenty-six (26) years and have provided quality service through detailed project management and project field management.

Based on this market evaluation, staff therefore recommends that the proposal from M.E. Simpson Co., Inc. of Valparaiso, Indiana be accepted.

I move to approve awarding RFP 24-039 Water System Asset Management Program to M.E. Simpson Co., Inc. of Valparaiso, Indiana for a three (3) year contract with two (2) one-year options to extend, for an amount not to exceed \$100,000.00 in FY 2024, and the Board approved budgeted amount for FY2025 and FY2026;

AND

Authorize the Village Manager to execute all related contracts, subject to Village Attorney review.

A motion was made by Trustee Kampas, seconded by Trustee Riordan, that this matter be APPROVED. The motion carried by the following vote:

Aye: 6 - Trustee Healy, Trustee Nelson Katsenes, Trustee Kampas, Trustee Riordan, Trustee Radaszewski, and Village President Pekau

Nay: 0

Absent: 1 - Trustee Milani

2024-0247 2024 Concrete Flatwork and Sidewalk Replacement Program

The Village completed a sidewalk condition assessment of all Village-sidewalks in 2022. Deficiencies were identified as either low, medium, or high priority based on assessment criteria laid out in the 2021 Sidewalk Condition Assessment RFP 21-065. This assessment was completed, and identified over ten-thousand (10,000) defects. Some defects are minor and only require minimal saw cutting to eliminate the tripping hazard, while others are severe requiring complete removal and replacement. Staff estimates all remaining removal and replacement defects identified in the assessment will be addressed.

The Village has combined the concrete flatwork program with the sidewalk removal and replacement program. The concrete flatwork portion of the project will address additional concrete and associated asphalt replacement in areas throughout the Village outside of the annual Road Improvement Program areas. Staff has identified numerous locations throughout the Village where the replacement of excavated sidewalk, curb, and driveways would again be ideal for this bid project often associated with work performed by the Village including but not limited to water main breaks, sewer repairs, and addressing drainage issues.

The Village budgeted one million five hundred thousand dollars (\$1,500,000.00) this year to address this work.

RFP 24-026 was opened on March 22, 2024, at which point seven (7) contractors had submitted bids. Contractors bid on a unit price based on a quantity given by Village of type of repair throughout the Village. A summary of the bid prices received for this project is provided below:

Globe Construction, Inc. of Addison, Illinois - \$1,044,645.00
Davis Concrete Construction Co. of Monee, Illinois - \$1,155,670.00
M & J Asphalt Paving Company Inc. of Cicero, Illinois - \$1,199,925.00
Strada Construction Co. of Addison, Illinois - \$1,219,760.00
McGill Construction LLC of Frankfort, Illinois - \$1,318,550.00
M & J Underground Inc. of Monee, Illinois - \$1,339,675.00
Scanlon Excavating and Concrete of Kankakee, Illinois - \$1,513,300.00

Globe Construction, Inc. of Addison, Illinois was identified as the low bidder. The unit price submitted by Globe Construction for sidewalk removal and replacement is comparable to larger volume pricing staff has traditionally received for similar work. It is staff's recommendation to accept the bid from Globe Construction, Inc. of Addison, Illinois in an amount not to exceed \$1,500,000.00.

I move to approve awarding RFP 24-026 Concrete Flatwork and Sidewalk Replacement Program to Globe Construction, Inc. of Addison, Illinois for an amount not to exceed \$1,500,000.00;

AND

Authorize the Village Manager to execute all related contracts subject to Village Attorney review.

A motion was made by Trustee Nelson Katsenes, seconded by Trustee Radaszewski, that this matter be APPROVED. The motion carried by the following vote:

Aye: 5 - Trustee Healy, Trustee Nelson Katsenes, Trustee Riordan, Trustee Radaszewski, and Village President Pekau

Nay: 0

Abstain: 1 - Trustee Kampas

Absent: 1 - Trustee Milani

VILLAGE MANAGER

2024-0265 Downtown Orland Park Project Update

At the May 2, 2022 Village Board meeting, the Village Board approved the Conceptual Master Development Plan for Downtown Orland Park. Downtown

Orland Park is approximately 27 acres. The Conceptual Master Development Plan outlines the proposed development for the remaining 9.15 acres of Downtown Orland Park.

The approved conceptual plan was the foundation for the specifications for a Request for Proposals that was issued seeking a master developer. Two proposals were received, and at the August 15, 2022 Village Board meeting, the Village Board approved initiating negotiations on the Redevelopment Agreement (RDA) for the Downtown Orland Park project with Edwards Realty Company.

For this redevelopment to happen, the Village plans to:

- 1) amend the existing Main Street Triangle (MST) TIF District boundary to include only a subset of the parcels currently in the MST TIF District, and;
- 2) designate a new TIF District on some of the parcels currently in the MST TIF District, to be known as the Downtown Orland Park (DOP) TIF District.

At the October 16, 2023 Board of Trustees meeting, the Village Board authorized the execution of a Term Sheet with Edwards Realty for the Downtown Orland Park Redevelopment. Since the October 16, 2023, Term Sheet Approval, Village Staff have been meeting regularly with Edwards Realty to finalize the redevelopment agreement and to initiate the entitlement processes.

Previous Intergovernmental Agreement Attempt with School Districts 135 and 230
Since 2021, Village staff had been working with staff from D135 and D230 on an Intergovernmental Agreement for the Downtown Orland Park (DOP) TIF District. The Village previously drafted an IGA and provided it to D230 and D135 when it appeared that objections from the school districts had been overcome relative to student reimbursement. Previous Village correspondence highlighted the Village's continued good faith efforts in resolving any looming objections. However, after multiple attempts by the Village, no response was received. At the December 19, 2022, Board of Trustees meeting, the Board directed staff to make one additional attempt to come to an agreement and set a deadline of December 31, 2022. This was a last attempt to work collaboratively in the best interest of the school districts and all the residents of Orland Park. The date came and went without any response; therefore, the Village altered its plans in order to keep the project moving forward.

As part of the proposed intergovernmental agreement, instead of extending the MST TIF, a new Downtown Orland Park (DOP) TIF would be created and the existing MST TIF boundaries would be decreased through an amendment. Under the initial iteration of this plan, the 9750 On The Park Apartments were not going to be part of either the DOP TIF nor the MST TIF. This would have resulted in all taxing bodies, especially the school districts, capturing the MST TIF increment five years earlier than if the current TIF district remained in place for its full life. Since

the 9750 On The Park Apartments are currently the only property tax generator in the entire MST TIF, the original plan of excluding 9750 from either the MST TIF or the DOP TIF would have resulted in \$4.3 million in new non-tax cap revenue to School Districts 135 and 230 over five years. However, by rejecting the intergovernmental agreement, this revenue is now no longer available to the school districts since the TIF District has a fixed term and only three years remain.

2007 Intergovernmental Agreement

Subsequently, the school districts presented a 2007 Intergovernmental Agreement that was signed by the Village, D135 and D230. Village staff were unaware of the IGA and promptly provided it to the Village's legal counsel for this matter, Michael Roth of ICE Miller. Mr. Roth's attached opinion makes clear that was previously approved contradicts State law, and as a result, the Village cannot fulfill the terms of the 2007 Intergovernmental Agreement. The opinion is punctuated by the fact that the Main Street Triangle has a deficit of \$27.5 million as a result of loans made to the Main Street Triangle from the Village's General Fund. This opinion was made available to all of the taxing bodies as part of the Main Street Triangle TIF Joint Review Board meeting on November 7, 2023.

An element of the 2007 IGA was a per student reimbursement. The Village has and continues to agree to follow all State laws regarding per student reimbursements in TIF Districts. However, since the school districts have not made requests in accordance with State law, and because student enrollment has decreased since 2007, the Village is limited in what it can reimburse according to the Illinois TIF Act. Here are the enrollment figures since 2007.

	D135	D230
2007	5,601	8,742
2023	5,181	7,595

At the November 7, 2023 Joint Review Board meeting, the Village also presented a draft ordinance amending the Land Development Code in regards to development impact fees. This Ordinance was first presented to the various taxing bodies on November 16, 2021. At that same meeting, the Village also sought collaboration by highlighting the efforts underway to design and procure easements for a proposed 143rd Street Widening/Park School Secondary Access Driveway as well as a willingness on the part of the Village to improve the High Point/Orland Junior High fields at a cost of \$3.1 million. In exchange for the \$3.1 million in improvements, the Village only sought a long-term field use arrangement. The Village did not seek any reimbursement for its efforts to design and secure easements for the 143rd Street Driveway.

With regard to the new Impact Fee Ordinance, it was drafted to be in line with statutory requirements and industry standards. These impact fees would be applicable to new residential developments. Residential developments can cause increased demands upon public facilities and services that are specifically and

uniquely attributable to those new residential developments. Affected facilities and services include public schools, libraries, parks, playgrounds and recreation facilities, open space, police, fire and emergency facilities and services, and public works facilities and services. The provisions of the draft ordinance require that any school district, fire protection or library district shall have entered into a valid and enforceable intergovernmental agreement with the Village.

Another accommodation that the Village had proposed during this period was the willingness of the Village to sell the Cultural Art Center to the D135 for \$1. After completing a facility analysis, D135 determined to pass on acquiring the building.

Threat of Litigation

Despite all of the Village's attempts at collaboration, on February 20, 2024 the Village received a threat of litigation from D135 (attached). The Village's previous collaboration attempts have included:

- *\$4.3 million in new non-tax cap revenue by amending the Main Street Triangle TIF
- *\$3.1 million in improvements to the High Point/Orland Junior High fields
- *Cultural Arts Center donation
- *Design and easements for a proposed 143rd Street Widening/Park School Secondary Access Driveway
- *New Impact Fee Ordinance

After receipt of the threat of litigation, the Village requested a meeting with D135 and D230 in order to meet and discuss this matter to avoid the unnecessary cost of litigation, which would only serve to harm our shared constituents and of which the Village would undoubtedly prevail. The respective representatives of the Village, D135 and D230 met on March 19th to discuss this matter. At the meeting, the Village indicated that it would provide a response to D135's litigation threat following this Village Board meeting.

President Pekau had comments. (refer to audio)

Village Manager George Koczwara presented information regarding this matter. (refer to audio)

President Pekau had comments. (refer to audio)

Trustee Riordan had comments and questions. (refer to audio)

Village Manager Koczwara responded to Trustee Riordan. (refer to audio)

President Pekau and Trustee Riordan had question. (refer to audio)

Director of Finance Kevin Wachtel responded to their questions. (refer to audio)

President Pekau had Trustee Riordan had additional comments and questions. (refer to audio)

Village Manager Koczwara responded to their comments. (refer to audio)

President Pekau had comments. (refer to audio)

Village Manager Koczwara had comments. (refer to audio)

Trustee Kampas had a question. (refer to audio)

Village Manager Koczwara and President Pekau responded to Trustee Kampas. (refer to audio)

Village Manager Koczwara continued presenting information. (refer to audio)

President Pekau had a question. (refer to audio)

Village Manager Koczwara responded to President Pekau and continued presenting. (refer to audio)

President Pekau had comments. (refer to audio)

Village Manager responded to President Pekau and continued presenting. (refer to audio)

President Pekau had comments. (refer to audio)

Trustee Riordan had questions and comments. (refer to audio)

Village Manager Koczwara and President Pekau responded to Trustee Riordan. (refer to audio)

President Pekau had comments. (refer to audio)

Village Manager Koczwara continued presenting information. (refer to audio)

President Pekau had questions. (refer to audio)

Village Manager Koczwara responded to President Pekau and continued presenting. (refer to audio)

President Pekau had comments. (refer to audio)

Village Manager Koczwara responded to President Pekau and continued presenting. (refer to audio)

President Pekau and Trustee Riordan had comments and questions. (refer to audio)

Village Manager Koczwara responded to their questions and continued presenting information. (refer to audio)

Trustee Riordan, President Pekau, Trustee Healy and Trustee Katsenes had comments and questions. (refer to audio)

Village Manager Koczwara, Director of Finance Wachtel and Village Attorney Dennis Walsh responded to their comments and questions. (refer to audio)

President Pekau had comments. (refer to audio)

President Pekau had a question. (refer to audio)

Police Chief Eric Rossi responded to President Pekau. (refer to audio)

President Pekau continued his comments. (refer to audio)

President Pekau had a question. (refer to audio)

Village Manager Koczwara responded to President Pekau. (refer to audio)

President Pekau continued his comments. (refer to audio)

President Pekau recommended that the following offer be presented:

The Village will collect impact fees that are allowed by law. The Village will renovate fields behind High Point and Orland Junior High per the proposed plan. District 135 can upgrade the field to turf at their cost and the Village will manage the project. The Village will continue to engineer the access to the West Park School and acquire and transfer necessary right-of-way at no cost to the school. The Village will also enter into an IGA that will reimburse the districts for students as required by the Illinois TIF Act for the new Downtown TIF and other potential TIFs, including the ones that the Village currently has escrows for. In exchange for this, the school districts need to comply with the legal requirements for impact fee collection and agree to an Intergovernmental Agreement. The Village and District 135 will enter into a 25 year field usage agreement that mirrors the current agreement. The districts will agree not to contest the changed TIF boundaries for the Downtown Triangle, and will agree to an Intergovernmental Agreement supporting the new Downtown Triangle TIF and an Intergovernmental Agreement supporting the other potential TIFs. The districts will also drop all claims regarding a 2007 Intergovernmental Agreement. If District 135 does not want to upgrade the fields, that correlating portion can be taken out of the agreement. President Pekau stated that this is the final offer from the Village and suggest extending it through April 2024. (refer to audio)

President Pekau asked the Board if they were in favor of extending this offer to Districts 135 and 230. All were in favor. (refer to audio)

President Pekau and Village Manager Koczwara had comments. (refer to audio)

BOARD COMMENTS

Trustee Kampas, Katsenes, Riordan, Healy, Radaszewski and President Pekau had Board comments. (refer to audio)

EXECUTIVE SESSION

A motion was made by Trustee Kampas, seconded by Trustee Nelson Katsenes, that this matter be RECESS. The motion carried by the following vote:

Aye: 6 - Trustee Healy, Trustee Nelson Katsenes, Trustee Kampas, Trustee Riordan, Trustee Radaszewski, and Village President Pekau

Nay: 0

Absent: 1 - Trustee Milani

RECONVENE BOARD MEETING

Report on Executive Session and Action as a Result of, if any.

2024-0287 Settlement Agreement - Shea

A motion was made by Trustee Kampas, seconded by Trustee Nelson Katsenes, that this matter be APPROVED. The motion carried by the following vote:

Aye: 6 - Trustee Healy, Trustee Nelson Katsenes, Trustee Kampas, Trustee Riordan, Trustee Radaszewski, and Village President Pekau

Nay: 0

Absent: 1 - Trustee Milani

ADJOURNMENT: 8:51 P.M.

A motion was made by Trustee Kampas, seconded by Trustee Nelson Katsenes, that this matter be ADJOURNED. The motion carried by the following vote:

Aye: 6 - Trustee Healy, Trustee Nelson Katsenes, Trustee Kampas, Trustee Riordan, Trustee Radaszewski, and Village President Pekau

Nay: 0

Absent: 1 - Trustee Milani

2024-0288 Audio Recording for April 1, 2024, Board of Trustees Meeting

NO ACTION

/AS

APPROVED: April 15, 2024

Respectfully Submitted,

/s/ Patrick R. O'Sullivan

Patrick R. O'Sullivan, Village Clerk