



Village of Oak Park

123 Madison Street
Oak Park, Illinois 60302
www.oak-park.us

Meeting Minutes

President and Board of Trustees

Monday, November 21, 2016

6:30 PM

Village Hall

I. Call to Order

Village President Abu-Taleb called the meeting to order at 6:33 P.M.

II. Roll Call

Present: 4 - Village Trustee Abu-Taleb, Village Trustee Brewer, Village Trustee Barber, and Village Trustee Tucker

Absent: 3 - Village Trustee Salzman, Village Trustee Button Ott, and Village Trustee Lueck

III. Consideration of Motion to Adjourn to Executive Session to Discuss Litigation, Sale of Property, Lease or Purchase of Property, Risk Management, and Collective Bargaining.

It was moved by Village Trustee Brewer, seconded by Village Trustee Barber, to enter into Executive Session pursuant to 5 ILCS 120/2(c)(21) – approval of Executive Session minutes; 5 ILCS 120/2(c)(11) – litigation; 5 ILCS 120/2(c)(5) – purchase or lease of property; 5 ILCS 120/2(c)(6) – setting the price for the sale of property; ILCS 120/2(c)(12) – risk management; 5 ILCS 120/2(c)(2) – collective bargaining and ILCS 120/2(c)(1) – personnel.. The motion was approved. The roll call on the vote was as follows:

AYES: 4 - Village Trustee Abu-Taleb, Village Trustee Brewer, Village Trustee Barber, and Village Trustee Tucker

NAYS: 0

ABSENT: 3 - Village Trustee Salzman, Village Trustee Button Ott, and Village Trustee Lueck

V. Reconvene to Regular Meeting in Council Chambers and Call to Order

The Regular Meeting reconvened at 7:33 P.M.

VI. Roll Call

Present: 6 - Village Trustee Salzman, Village Trustee Abu-Taleb, Village Trustee Lueck, Village Trustee Brewer, Village Trustee Barber, and Village Trustee Tucker

Absent: 1 - Village Trustee Button Ott

VII. Agenda Approval

Village Manager Pavlicek noted that Items M and W have been moved from the Consent Agenda to the Regular Agenda.

It was moved by Village Trustee Barber, seconded by Village Trustee Tucker, to

approve the Agenda as amended. A voice vote was taken and the motion was approved.

Village President Abu-Taleb asked for a moment of silence for the passing of Police Officer Paul Razzino.

VIII. Minutes

- A. [ID 16-342](#) Motion to Approve the Minutes of the Regular Village Board Meeting of November 7, 2016 and Special Village Board Meeting of November 14, 2016.

It was moved by Village Trustee Brewer, seconded by Village Trustee Tucker, to approve the minutes. A voice vote was taken and the motion was approved.

Village President Abu-Taleb acknowledged the Boy Scouts who were in attendance.

IX. Non-Agenda Public Comment

Debra McQueen. Ms. McQueen spoke in support of Home Rule power regarding the use of pesticides.

X. Village Manager Reports

Village Manager Pavlcek announced that there is no meeting scheduled for November 28. The next Board Meeting will be on December 5. She noted that there is also a Joint Board Meeting with School Districts 97 and 200 on November 30 at the new D97 Administration Building.

XI. Village Board Committees

There was nothing to report.

XII. Citizen Commission Vacancies

- B. [ID 16-344](#) Board and Commission Vacancy Report for November 21, 2016.

There were no comments.

XIII. Citizen Commission Appointments, Reappointments and Chair Appointments

- C. [MOT 16-132](#) Motion to consent to the Village President's Appointment of:
Building Codes Advisory Commission - Wayne Richert, Appoint as Member
Plan Commission - Paul May, Appoint as Member

It was moved by Village Trustee Barber, seconded by Village Trustee Salzman, that this Motion be approved. A voice vote was taken and the motion was approved.

XIV. Public Hearing

It was moved by Village Trustee Tucker, seconded by Village Trustee Brewer, to open the Public Hearing. A voice vote was taken and the motion was approved.

D. [ID 16-307](#) Public Hearing on the Fiscal Year 2017 Recommended Budget

Village President Abu-Taleb called to order the Public Hearing for the Fiscal Year 2017 Recommended Budget. Notice of the Public Hearing was published as required by law in the Wednesday Journal on November 2, 2016.

Village Manager Pavlicek stated that this is similar to the Truth in Taxation Hearing held at the last Regular Meeting. She gave a brief history of the 2017 budget process and meetings held by the Finance Committee and the Board of Trustees.

Anthony Clark, representing Suburban Unity Alliance. Mr. Clark stated that there is a perception in the community that Oak Park may not be able to house the diversity that it purports to. He urged the Board to take diversity into consideration in all their decisions.

Chris Donovan. Mr. Donovan discussed properties acquired from Madison Street TIF funds and asked when those will begin generating revenue.

Jeffrey Staffeldt. Mr. Staffeldt commented that increasing taxes will cause fewer people to be able to afford to live in Oak Park. He also asked that the TIF process be more transparent.

Village Trustee Salzman clarified that only the Village's share of the tax levy, which is 13%, is increasing by 9%. This amounts to a net increase of 1%. Regarding Mr. Clark's comment, he stated that keeping Oak Park's general affordability is critically important and all decisions pertaining to the tax levy and the budget are made with that in mind. He explained how increasing the tax levy to make progress in adequately funding the fire and police pensions will save taxpayers money in the long run. To ignore the deficits in the pension funds over the next several years would result in a massive pension liability that would require the kind of tax hike that would make Oak Park prohibitively expensive. He noted that some of the new housing coming online is a little more expensive than it ought to be for potential residents. The Village needs to make sure there's a broad and diverse range of affordable housing for all who wish to relocate here.

Village Trustee Brewer commented that if pensions are not addressed, the Village impacts its ability to borrow money. That impacts the debt load and the ability to maintain Village services.

Village Trustee Lueck stated that there is no evidence that the tax burden has decreased diversity. Because of how things are structured at the State level, there will always be tax increases and other costs to pass on to residents. Decreasing the number of staff in the Village does not work anymore. She noted that the Village can look for financial savings through intergovernmental cooperation and can ask residents what they are willing to give up in order to hold the tax rate.

Village Trustee Tucker noted that it was he who proposed the extra payment to the Fire Pension Fund, which is far more underfunded than the Police Pension Fund. Village Manager Pavlicek commented that those funds will not pass through the Village but go directly from Cook County to the Fire Pension Fund.

Village Trustee Barber agreed with the extra funding but expressed concern regarding the portion of the increase going to the General Fund. He asked for more dialogue regarding what more can be cut at Village Hall.

Village President Abu-Taleb stated that Oak Park's pension situation is no different from most municipalities. He explained that the firefighters and police pay 10% of their salary towards their pensions and that the Village's contribution should be 20%. However, because of the size of the deficits, the Village's contribution is at 60% for fire and 40% for police. The Village is paying an additional \$2 million per year due to unfunded liability. In regards to the General Fund, it has operated for 12 out of the past 15 years with expenditures higher than revenue. Staff was reduced by 20% across the board five years ago and it did not solve the problem. The issue is not expenditures but revenue. In addition, the Board wants to have a reserve in the amount of 10% of the General Fund in the event of an emergency. Addressing this now instead of later is the right thing to do. In regards to Public Comment pertaining to TIF transparency, Village President Abu-Taleb stated that more revenue will come in once Madison Street is developed. The CFO holds an open meeting of the Joint Review Board every year to examine TIF expenses as well as filing a report documenting expenses that is available to the public.

It was moved by Village Trustee Tucker, seconded by Village Trustee Brewer, to adjourn the Public Hearing. A voice vote was taken and the motion was approved.

XV. Second Reading

E. [ORD 16-145](#) Second Reading and Adoption of An Ordinance Establishing the Annual Building and Construction Permit Fees and Zoning Application Fees of the Village of Oak Park

Village Manager Pavlicek stated that the First Reading was two weeks ago. The Ordinance updates and simplifies the fees that offset the costs of permitting and inspections.

It was moved by Village Trustee Tucker, seconded by Village Trustee Salzman, that this Ordinance be adopted. The motion was approved. The roll call on the vote was as follows:

AYES: 6 - Village Trustee Salzman, Village Trustee Abu-Taleb, Village Trustee Lueck, Village Trustee Brewer, Village Trustee Barber, and Village Trustee Tucker

NAYS: 0

ABSENT: 1 - Village Trustee Button Ott

F. [ORD 16-149](#) Second Reading of an Ordinance Amending Chapter 23A ("Taxes"), Article 7 ("Municipal Gas Use Tax"), Section 23A-7-3 ("Taxes") of the Oak Park Village Code.

Village Trustee Barber thanked staff for obtaining the information requested for this Item. Nicor customers will not be affected, but 26% of business customers will. He asked if they will be notified.

Village Manager Pavlicek replied that staff will get a list of customers and directly notify them.

It was moved by Village Trustee Tucker, seconded by Village Trustee Salzman, that this Ordinance be adopted. The motion was approved. The roll call on the vote was as follows:

AYES: 6 - Village Trustee Salzman, Village Trustee Abu-Taleb, Village Trustee Lueck, Village Trustee Brewer, Village Trustee Barber, and Village Trustee Tucker

NAYS: 0

ABSENT: 1 - Village Trustee Button Ott

- G.** [ORD 16-150](#) Second Reading and Adoption of an Ordinance Amending Chapter 23A ("Taxes"), Article 9 ("Utility Tax"), Section 23A-9-10 ("Electric Utility Tax") of the Oak Park Village Code

There were no comments.

It was moved by Village Trustee Tucker, seconded by Village Trustee Salzman, that this Ordinance be adopted. The motion was approved. The roll call on the vote was as follows:

AYES: 6 - Village Trustee Salzman, Village Trustee Abu-Taleb, Village Trustee Lueck, Village Trustee Brewer, Village Trustee Barber, and Village Trustee Tucker

NAYS: 0

ABSENT: 1 - Village Trustee Button Ott

- H.** [ORD 16-151](#) **Second Reading and Adoption of An Ordinance Amending Chapter 20, Article 7 of the Oak Park Village Code Regarding Rates for Garbage, Refuse, Yard Waste and Recyclable Materials Collection Services**

Village Trustee Barber hoped that residents were clear about getting additional services such as pick up of hazardous wastes and electronics. This is a good value for the modest increase.

It was moved by Village Trustee Barber, seconded by Village Trustee Salzman, that this Ordinance be adopted. The motion was approved. The roll call on the vote was as follows:

AYES: 6 - Village Trustee Salzman, Village Trustee Abu-Taleb, Village Trustee Lueck, Village Trustee Brewer, Village Trustee Barber, and Village Trustee Tucker

NAYS: 0

ABSENT: 1 - Village Trustee Button Ott

- I.** [ORD 16-146](#) **Second Reading and Adoption of an Ordinance Amending the Parking Permit Fees set forth in Section 15-3-18 of the Oak Park Village Code**

Village Trustee Barber wanted to confirm that staff is continuing to focus on the comprehensive parking discussion that has been on the table for awhile. He hoped that the Board would be open to that discussion.

It was moved by Village Trustee Tucker, seconded by Village Trustee Salzman, that this Ordinance be adopted. The motion was approved. The roll call on the vote was as follows:

AYES: 6 - Village Trustee Salzman, Village Trustee Abu-Taleb, Village Trustee Lueck, Village Trustee Brewer, Village Trustee Barber, and Village Trustee Tucker

NAYS: 0

ABSENT: 1 - Village Trustee Button Ott

XVI. Consent Agenda

Approval of the Consent Agenda

It was moved by Village Trustee Brewer, seconded by Village Trustee Salzman to approve the items under the Consent Agenda. The motion was approved. The roll call on the vote was as follows:

AYES: 6 - Village Trustee Salzman, Village Trustee Abu-Taleb, Village Trustee Lueck, Village Trustee Brewer, Village Trustee Barber, and Village Trustee Tucker

NAYS: 0

ABSENT: 1 - Village Trustee Button Ott

- J.** [RES 16-31](#) **A Resolution Approving a Revised Local Public Agency Agreement for Federal Participation with the State of Illinois for the construction of the Chicago Avenue Street Resurfacing and Streetscape Project and Authorizing its Execution**

 This Resolution was adopted.
- K.** [MOT 16-117](#) **A Motion to Refer to the Plan Commission for Public Hearing a Planned Development Application filed by 717 South Boulevard, LLC for the Property located at 715-717 South Boulevard for a Five Story Mixed Use Development Consisting of Commercial on the First Floor, Parking within the Building and 14 Residential Condominium Dwelling units with Allowances**

 This Motion was approved.
- L.** [ORD 16-152](#) **Concur with the Historic Preservation Commission and Adopt an Ordinance Amending Chapter 7 ("Buildings"), Article 9 ("Historic Preservation"), Section 7-9-8(F) of the Oak Park Village Code to Designate the Exterior of the House at 317 North Euclid Avenue as an Oak Park Historic Landmark**

 This Ordinance was adopted.
- N.** [RES 16-339](#) **A Resolution Authorizing the Submission of a Federal Surface Transportation Program Grant Application for the Oak Park Avenue Streetscape and Resurfacing Project**

 This Resolution was adopted.
- O.** [RES 16-363](#) **A Resolution Approving a Purchase Price Agreement between the Village of Oak Park and CDW Government for the Purchase of Ten Mobile Data Computers (MDC) in an Amount Not to Exceed \$40,000.00 and Authorizing its Execution**

This Resolution was adopted.

- P. [RES 16-364](#) A Resolution Approving a Purchase Price Agreement between the Village of Oak Park and Midwest Meter, Inc. for the Purchase of Water Meters for the City of Chicago Water Supply in an Amount not to Exceed \$33,725.00 and Authorizing its Execution

This Resolution was adopted.

- R. [RES 16-366](#) A Resolution Authorizing the Release of the Draft Program Year 2015 Consolidated Annual Performance and Evaluation Report ("CAPER") for a Comment Period and Approval Thereafter

This Resolution was adopted.

- S. [RES 16-367](#) A Resolution Approving an Amendment to the Professional Services Agreement between Sasaki Associates, Inc. and the Village of Oak Park to Provide Development Prototypical Models of Design Concepts in an Amount Not to Exceed \$10,000 and Authorizing its Execution

This Resolution was adopted.

- T. [RES 16-368](#) A Resolution Approving a Renewal Agreement with Davis Tree Care and Landscape, Inc. for the 2017 Parkway Tree Pruning Program in an Amount Not to Exceed \$135,000.00 and Authorizing its Execution

This Resolution was adopted.

- U. [RES 16-369](#) A Resolution Approving a Renewal Agreement with A&B Landscaping and Tree Service, Inc. for the 2017 Parkway Tree Removal Program in an Amount Not to Exceed \$240,000.00 and Authorizing its Execution

This Resolution was adopted.

- V. [RES 16-370](#) A Resolution Approving a Renewal Agreement with Davis Tree Care and Landscape, Inc. for the 2017 Parkway Tree Removal Program in an Amount Not to Exceed \$240,000.00 and Authorizing its Execution

This Resolution was adopted.

- X. [RES 16-375](#) A Resolution Requesting Village of Oak Park Geographic Information System Data from the Cook County Assessor's Office

This Resolution was adopted.

- Y. [RES 16-376](#) A Resolution Approving an Independent Contractor Agreement with National Power Rodding Corporation for Project 16-10, Sewer Cleaning and Inspection, in an Amount Not to Exceed \$100,000 and Authorizing its Execution

This Resolution was adopted.

- Z.** [RES 16-378](#) A Resolution Approving an Intergovernmental Agreement with the Community Mental Health Board of Oak Park Township to Compensate the Village in the Amount of \$20,000 for a Public Health Comprehensive Needs Assessment and Authorizing its Execution

This Resolution was adopted.

XVII. Regular Agenda

- AA.** [ORD 16-134](#) **An Ordinance Providing for the Issuance of \$10,395,000 Tax Exempt General Obligation Corporate Purpose Bonds, Series 2016E and Providing for the Levy and Collection of a Direct Annual Tax for the Payment of the Principal of and Interest on Said Bonds.**

Village Manager Pavlicek stated that earlier today, Speer Financial completed a competitive sale of bonds in the amount of \$10.395 million. This issuance is for the Village's final payment to the developer of the Lake and Forest project for the public/private partnership that constructed the public parking garage component of the development.

Raphaliata McKenzie of Speer Financial stated that the best bid received was from Robert W. Baird & Co. at a 3.71% interest rate and payments of \$765,000 annually for 20 years. They were pleased with the interest rate considering the volatility of the market in recent weeks. She noted that the Village has maintained their A1 rating from Moody's and AA rating from Standard and Poor's.

Kevin McCanna, also from Speer, stated that the Village's extra funding towards pensions will reflect favorably on them, as bond rating services are very focused on pensions. They have seen many communities' ratings go down, specifically due to underfunded pension liability.

There was a discussion regarding the previous lower bond rate and perhaps waiting for rates to come down. Mr. McCanna explained why rates are higher and that there is no guarantee that they will not increase.

It was moved by Village Trustee Brewer, seconded by Village Trustee Tucker, that this Ordinance be adopted. The motion was approved. The roll call on the vote was as follows:

AYES: 6 - Village Trustee Salzman, Village Trustee Abu-Taleb, Village Trustee Lueck, Village Trustee Brewer, Village Trustee Barber, and Village Trustee Tucker

NAYS: 0

ABSENT: 1 - Village Trustee Button Ott

- AB.** [ORD 16-143](#) **An Ordinance Supplementing and Amending the Redevelopment Plan and Redevelopment Project for the Harlem and Garfield Redevelopment Project Area of the Village of Oak Park by Providing for Receipt of the 23rd Year of Incremental Property Taxes in the 24th Year**

Village Manager Pavlicek stated that the Harlem Garfield TIF will end on December 31, 2016. The last year of increment is 2017, the 24th year. This Ordinance is a requirement under State Statute. There will be one more action in 2017 and that will conclude the

TIF.

It was moved by Village Trustee Tucker, seconded by Village Trustee Lueck, that this Ordinance be adopted. The motion was approved. The roll call on the vote was as follows:

AYES: 6 - Village Trustee Salzman, Village Trustee Abu-Taleb, Village Trustee Lueck, Village Trustee Brewer, Village Trustee Barber, and Village Trustee Tucker

NAYS: 0

ABSENT: 1 - Village Trustee Button Ott

M. [RES 16-337](#) A Resolution Approving an Amendment to the Professional Services Agreement with V3 Companies of Illinois Ltd., for Surveying Services for the Madison Street Streetscape Project for an additional \$11,000 and Authorizing its Execution

Village Manager Pavlicek noted that the Board had previously awarded a contract to V3 for surveying services for topographical information related to drainage and other elements for the road diet project associated with the Madison Street TIF.

Chris Donovan. Mr. Donovan commented that there has been no public mention of the Madison Street road diet proposal since July. He asked when that discussion will take place.

Director of Public Works John Wielebnicki stated that this additional survey is necessary to obtain any drainage issues, etc., related to the bend for the areas north and south of Madison.

Village President Abu-Taleb discussed why the Village needs to seize this opportunity to develop Madison Street. He noted that revenue from Village owned property will never come unless they start development.

It was moved by Village Trustee Tucker, seconded by Village Trustee Salzman, that this Resolution be adopted. The motion was approved. The roll call on the vote was as follows:

AYES: 6 - Village Trustee Salzman, Village Trustee Abu-Taleb, Village Trustee Lueck, Village Trustee Brewer, Village Trustee Barber, and Village Trustee Tucker

NAYS: 0

ABSENT: 1 - Village Trustee Button Ott

W. [RES 16-371](#) A Resolution Approving a Professional Services Agreement with Dixon Resources Unlimited to Review Requirements for a Unified Parking, Permits, Citations Technology System and Develop a Request for Proposal in a Total Amount not to Exceed \$59,694.00 and Authorizing its Execution

Village Manager Pavlicek stated that staff is seeking consulting services to develop an RFP for a system that would replace existing in-house built systems that manage the parking citations and their flow through the adjudication process, the parking permit system and the pass system. These are all run on in-house systems and have led to restrictions on staff's ability to serve parking customers. When moving through the comprehensive parking review, staff would like the consultant on board in order to put out the RFP and entertain competitive proposals for technology solutions for the

management of that information.

Assistant Director of Parking John Youkhana noted the importance of reviewing the parking system. In creating the RFP, staff would like to make sure they are exposed to the best technology and opportunities available by using a consultant who is extremely qualified in this area. He clarified that the system will be linked between Parking, Adjudication, Finance, IT and Police.

Village Trustee Barber expressed concern regarding the cost. Village Manager Pavlicek stated that it is less than the consultants used to obtain the CityView software or new Financial software. She added that staff would like a third party involved with generating the RFP, as the field of technology has become so complex. Staff needs a very good RFP that articulates the technological details, and the Village has found that it's been more effective to purchase those services externally rather than keep staff on board for that. There was a discussion regarding CityView and integrated systems in general. Village Trustee Salzman asked that the Board be updated regularly as to the progress of the RFP process.

It was moved by Village Trustee Tucker, seconded by Village Trustee Barber, that this Resolution be adopted. The motion was approved. The roll call on the vote was as follows:

AYES: 6 - Village Trustee Salzman, Village Trustee Abu-Taleb, Village Trustee Lueck, Village Trustee Brewer, Village Trustee Barber, and Village Trustee Tucker

NAYS: 0

ABSENT: 1 - Village Trustee Button Ott

XVIII. Call to Board and Clerk

Village Trustee Tucker thanked Village Manager Pavlicek and CFO Drazner for their work on the budget.

Village Trustee Lueck wished everyone a happy Thanksgiving and safe travels.

Village Trustee Barber wished a happy Thanksgiving and asked that parking be a priority in 2017. He raised the subject of accidents at the viaducts and asked if Barbara Mullarkey received the information she had asked for. He also wanted to know if staff and police feel those accidents are something to be concerned about.

Village Trustee Salzman wished everyone a happy Thanksgiving.

Village Brewer wished all a happy Thanksgiving.

Village President Abu-Taleb wished everyone a happy Thanksgiving.

XIX. Adjourn

It was moved by Village Trustee Tucker, seconded by Village Trustee Barber, to adjourn. A voice vote was taken and the motion was approved. Meeting adjourned at 9:05 P.M., Monday, November 21, 2016.

Respectfully Submitted,

MaryAnn Schoenneman, Deputy Village Clerk