

The Special Meeting of the President and Board of Trustees of the Village of Bedford Park was held on Thursday, July 20, 2017, at 5:00 p.m., in the President's Office of the Municipal Complex.

PRESENT AT THE MEETING: President Brady, Village Deputy Clerk Joiner, Trustees: Errant, Kensik, Regep, Rubel, Salecki and Stocks.

ABSENT: None.

ALSO IN ATTENDANCE: Attorney Larry Gryczewski, Water Department Superintendent James Gifford.

VISITORS: Jennifer L. LaSota, Hoffmann Alpha Omega Development Group LLC, John Terzakis, Hoffmann Alpha Omega Development Group LLC, Shane Firsching, Baxter & Woodman Inc, Ray Koenig, Baxter & Woodman Inc.

Purpose of the meeting:

- Review award of bids for the Central Avenue Pump Station
- Discuss Real Estate
- Approval of Surplus Funds Ordinance to issue tax rebates to residents as previous done in the past
- ~~Executive Session—contract negotiations~~
- Railroad Noise
- Action on proposals for Major Equipment Purchases (MEP's) for the Central Ave. Pump Station Project
- Action on Construction Services Contract for Central Ave. Project
- Action on Baxter & Woodman – Amendment #1
- Action on proposal from DN Tanks Inc. for the Reservoir Rehab Project
- Action on the deposit required by the City of Chicago
- Cook County Grant
- Approval of JJ Advantage Maintenance Agreement

President Brady discussed the Central Avenue Pump Station bid review. Supt. Gifford presented Shane Firsching from Baxter & Woodman Inc. Mr. Firsching presented the bids to the Board. Two bids were submitted. The lowest bid was for \$6,425,000.00. The highest bid was for \$6,699,000.00. Ray Koenig from Baxter & Woodman Inc. will manage the construction of the project and talked about J.J. Henderson & Son, the lowest bidder. IHC Construction Companies LLC is the highest bidder. Both were mentioned as reputable companies who can handle the project. President Brady asked Supt. Gifford if he was comfortable with the bidders and he replied he was comfortable with both. Ray Koenig explained how they would work with Henderson on the Central Avenue Pump Station project and make sure costs are kept down.

Motion by Regep, second by Rubel to accept the lowest bid contingent upon bid process being discussed with J.J. Henderson & Son in the amount of \$6,425,000.00 and subject to monies being available upon confirmation from C.A.O – Finance Curnutte.

ROLL CALL VOTE: Ayes: Errant, Kensik, Regep, Rubel, Salecki, and Stocks.
Nays: 0 Absent: 0 MOTION CARRIED

Superintendent Gifford spoke about the necessity to modify and improve control valves required by the City of Chicago, estimate totaling \$309,000.00. The City of Chicago does all their own work.

Motion by Regep, second by Rubel, approval to do the work with a stipulation that a timeframe is given before beginning the work so projects aren't held up.

ROLL CALL VOTE: Ayes: Errant, Kensik, Regep, Rubel, Salecki, and Stocks.
Nays: 0 Absent: 0 MOTION CARRIED

Supt. Gifford spoke about major equipment purchases needed and would like to make a direct purchase as part of the Central Avenue Pump Station project to purchase two EFI structures; one for the City of Chicago and one for our control valve into the reservoir. The proposal totals \$390,641.00.

Motion by Regep, second by Rubel, approval to do the work with Engineer Fluid Inc. (EFI), as mentioned by Attorney Gryczewski the purchase would be made with water revenue bond monies.

ROLL CALL VOTE: Ayes: Errant, Kensik, Regep, Rubel, Salecki, and Stocks.
Nays: 0 Absent: 0 MOTION CARRIED

Supt. Gifford spoke about a contract from DN Tanks to hire them for reservoir rehab. The proposal is for \$824,765.00 per request from the City of Chicago.

Motion by Regep, second by Rubel to authorize this specialized work to fix damages in our existing reservoir, amount not to exceed \$824,765.00, as mentioned by Attorney Gryczewski the purchase would be made with water revenue bond monies.

ROLL CALL VOTE: Ayes: Errant, Kensik, Regep, Rubel, Salecki, and Stocks.
Nays: 0 Absent: 0 MOTION CARRIED

Shane from Baxter & Woodman explained additional engineering services needed over and above design on original agreement referred to as Amendment #1. They will work with Hoefflerle Butler for this specialized work that will cost about \$75,000.

Motion by Errant, second by Stocks for additional specialized engineering work by Baxter & Woodman adding Amendment #1.

ROLL CALL VOTE: Ayes: Errant, Kensik, Regep, Rubel, Salecki, and Stocks.
Nays: 0 Absent: 0 MOTION CARRIED

President Brady mentioned a pipe going under a connection to Professional Freezing's building that we would like to change out so we could service water into their building. The Village would like to contact three businesses to take them off the loop. The loop is in bad condition and will cause damages in the long run. Further discussion and review from the Board before proceeding with a motion.

Superintendent Gifford mentioned after awarding the contract the next phase is construction management. He is recommending to enter into another contract with Baxter & Woodman for construction services. A proposal for \$291,500 has been provided.

Motion by Regep, second by Errant, approval to accept the proposal by Baxter & Woodman to manage construction services for the Central Avenue Pump Station during the 450-day project to complete in October 2018.

ROLL CALL VOTE: Ayes: Errant, Kensik, Regep, Rubel, Salecki, and Stocks.
Nays: 0 Absent: 0 MOTION CARRIED

Attorney Gryczewski discussed the notice of bid for proposals for the Village of Bedford Park property on the southwest corner of 65th and Central. Bids were due on July 14th at 10:00 am. Attorney Gryczewski opened the two submitted bids. The first bid submitted was from Sam Eckstein for \$4.5 million pending construction of the Westin hotel and will be seeking TIFs and the last bid submitted was from the Hoffmann Group for \$17.7 million, requesting the Village of Bedford Park provide the land to them free of charge so they can develop on the site. John Terzakis and Jennifer LaSota from Hoffmann Alpha Omega Development Group LLC were present and talked about the design of their plan to include suites/offices, restaurants, retail and convenience store. There was discussion by the Hoffmann Group and the Board around their plan. President Brady requested a motion to study both proposals and review at the August meeting with a final decision to be made by October 5, 2017.

Motion by Stocks, second by Regep, approval to further review and consider the bids submitted for the property on the southwest corner of 65th and Central with a final recommendation by October 5, 2017.

ROLL CALL VOTE: Ayes: Errant, Kensik, Regep, Rubel, Salecki, and Stocks.
Nays: 0 Absent: 0 MOTION CARRIED

President Brady mentioned another topic revolving around real estate in the Village. Discussion around a residential family who are interested in another home in the village to rebuild. The couple was provided with the residential incentive program.

Motion by Stocks, second by Salecki, approval of Surplus Funds Ordinance to issue tax rebates to residents for 2016 property taxes.

ROLL CALL VOTE: Ayes: Errant, Kensik, Regep, Rubel, Salecki, and Stocks.
Nays: 0 Absent: 0 MOTION CARRIED

President Brady addressed the issue regarding some complaints on railroad noise. He would not like to send the letter at this time to Senator Sandoval asking for help with this issue as recommended by the Weglarz.

Motion by Regep, second by Errant, as recommended by President Brady for the village to do their own independent sound study on railroad noise, cost not to exceed \$10,000 after completion of noise reduction efforts from the Belt Railway Company.

ROLL CALL VOTE: Ayes: Errant, Kensik, Regep, Rubel, Salecki, and Stocks.
Nays: 0 Absent: 0 MOTION CARRIED


President Brady announced that the Village was awarded the Cook County Grant of \$160,000 from the Ride Sharing Program. The Village will contact hotels regarding the program.

Motion by Rubel, second by Stocks, approval of a two-year maintenance agreement with JJ Advantage covering technical services of cameras and equipment.

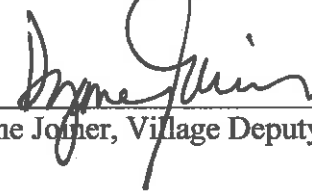
ROLL CALL VOTE: Ayes: Errant, Kensik, Regep, Rubel, Salecki, and Stocks.
Nays: 0 Absent: 0 MOTION CARRIED

A motion by Stocks, second by Rubel, to adjourn the meeting at 6:40 p.m.

ROLL CALL VOTE: Ayes: 6 Nays: 0 Absent: 0 MOTION CARRIED



 David R. Brady, President



 Dyane Joiner, Village Deputy Clerk