I. Roll Call
Acting Mayor Maloney called the meeting to order at 7:04 p.m.

City Clerk Henneman read roll call, and the following Elected Officials indicated their presence at the meeting: Aldermen Moran, Milissis, Wilkening, Shubert, Knight, Mazzuca, and Acting Mayor Maloney. There was a quorum.

II. Citizens Who Wish to be Heard on a Non-Agenda Item
None.

III. Public Safety
A. Action Items - Police
None.

B. Discussion Items – Police
None.

C. Department Head Report - Police
Chief Kaminski highlighted the Police Memorial, Crossing Guard Appreciation Day, and the new Dog Walker Watch program.

None.

None.

4. Crash Update
Chief Kaminski stated that the major crash that occurred Wednesday, June 3 is still an active investigation. The reconstruction team was back on the scene over the weekend collecting measurements, detectives conducted interviews and some witnesses have come forward. One of the two passengers was interviewed, but the driver has retained a lawyer. The focus now is to build a solid case for prosecution. Chief Kaminski stated that he has called in an independent investigative team to review the officer’s actions to ensure they were consistent with departmental General Orders. Chief Kaminski clarified that the outside investigator is equivalent to an internal affairs function.
D. Action Items – Fire

1. Approve an Ordinance amending Article 7, Chapter 1, Fire Code and Fire Sprinklers, and amending Article 15, Chapters 2, 3, 4 and 5, Adoption of Codes, and Place on June 15, 2015 Council agenda for first reading

   Motion by Alderman Milissis, seconded by Alderman Knight.

   Fire Chief Sorensen summarized the discussions previously had at Council regarding fire sprinklers and the ordinance, and he also provided answers to some fire and sprinkler questions that Aldermen Moran and Wilkening posed. He also stated that there have been some cases in which sprinklers saved houses, when fires started and the sprinkler system contained them. He stated that he believed that the safest option was to continue enforcing the code that requires sprinklers in all additions.

   City Attorney Henn stated that this ordinance would have the City adopt the 2015 editions of the International Fire Code and the NFPA Life Safety Code. All future editions of the codes, including all building codes, would no longer be adopted automatically, but rather would be brought to the Council for approval. Additionally, this proposed ordinance would require sprinklers to be installed in any addition to one and two-family homes that increase the living space of the existing home by more than 50%. This is the same amendment as the temporary one that was recently passed by the Council that will expire at the end of July.

   Joan Sandrik, 409 S. Clifton, asked for clarification on the ordinance accounting for renovations, the 50% rule, and if residents currently in the midst of changes will be notified.

   City Attorney Henn clarified that the ordinance states a more than 50% rule. Also, the intent is just for additions, renovations are handled differently, as there are two different standards.

   Alderman Moran stated that one of his neighbors is in the group that would be affected, and they had been notified. He added that he appreciated Chief Sorensen and Executive Officer Lisowski’s hard work and thorough communication.

   Alderman Knight asked about the Fire and Building Departments being in sync through this process. Executive Officer Lisowski stated that there will be constant communication and there will be one voice from the Fire Marshall answering sprinkler questions.

   Alderman Wilkening asked if there was a time limit on the 50% rule over a period of time. City Attorney Henn stated that the way the ordinance is written, it is limited to permit by permit situations. Alderman Wilkening asked the City to be sensitive to that.

   Motion carried, 7-0, by voice vote.

E. Discussion Items – Fire

None.

F. Department Head Report – Fire


   Chief Sorensen thanked the police and fire personnel that were on scene for the major crash on June 3. Also, he stated that the Fire Department received a letter from Lutheran General Hospital for their assistance at Trauma Day.


   Chief Sorensen highlighted the 528 hours worked in May by all the volunteers, including CERT, Citizens Patrol, Parent Patrol, and the Explorers.

   Alderman Milissis thanked Executive Officer Lisowski for keeping track of the hours and updating Council every month.
3. **9/11 Memorial Update**
   City Manager Hamilton stated that a few weeks ago Public Works dug the area out, and last week they poured the base beam. In the next phase, the landscape architect will come back out to determine how many paver bricks will be needed, and then the City will sell the bricks. The project is on track for dedication on 9/11 this year.

IV. Public Works
   A. Action Items
      1. **Approve Limited Environmental Indemnity Agreement and Groundwater Ordinance for area within the City of Park Ridge abutting 8010 Oakton Street, Niles, Illinois and placing on the June 15, 2015 Council agenda for first reading of the Ordinance**

         Motion by Alderman Shubert, seconded by Alderman Moran.

         Director Zingsheim stated that BP Products North America, Inc. (BP) has asked the City to adopt an ordinance banning the use of groundwater wells within 250 feet from the boundaries of 8010 Oakton Street, Niles, Illinois so that BP can obtain a No Further Remediation letter (NFR) from the Illinois Environmental Protection Agency (IEPA). They are also seeking approval of a Limited Environmental Indemnity Agreement that goes along with the process.

         City Attorney Walsh recommended: 1) preparing a Groundwater Ordinance prohibiting the installation or drilling of groundwater wells in the City of Park Ridge within a 250’ area from the boundaries of the property at 8010 Oakton Street, Niles, Illinois; and 2) approving a Limited Environmental Indemnity Agreement with BP Products North America, Inc. for area within the City of Park Ridge abutting the property at 8010 Oakton Street, Niles, Illinois and directing and authorizing the Mayor to execute the same.

         Alderman Moran asked if the impacted residents had been notified and if Niles has taken any action. City Attorney Walsh said residents will be notified if the City adopts the ordinance, and Niles has a village-wide ordinance in place.

         Alderman Shubert asked if historically in these situations if the City has notified residents in advance. Director Zingsheim stated that is up to the asking body to notify residents after the fact, and the City has never done it before.

         Aldermen Mazzuca, Moran, and Wilkening stated that the residents should be informed in advance. Director Zingsheim said staff will prepare information, deliver it to the affected residents and notify them of the next meeting.

         Discussion ensued regarding the protection offered, options other than approving an ordinance, and the site of contamination. Mr. Dan Caplice, environmental consultant from K Plus Environmental, clarified that the contamination is limited to the north side of the street, however if it travels over time, this is a long-term preventive action. To prevent potential impact, passing the ordinance will restrict use of that water. Without the ordinance, they will need to find other means to put a barrier in place to prevent migration. An ordinance is the most realistic and cost effective option.

         City Attorney Walsh clarified that is unlikely the City would be sued if they did not pass the ordinance. The biggest benefit is if the City encounters this contamination, BP would have to pay for transporting and disposal.

         Acting Mayor Maloney and Alderman Knight asked if the affected residents would have the same protection. City Attorney Walsh said no, those terms would need to be negotiated.

         Alderman Knight made a motion to defer this item to the July 13, 2015 Committee of the Whole, pending information from City Attorney Walsh on adding the residents to the agreement. Acting Mayor Maloney seconded the motion.
Miroslaw Podolej, 215 N. Delphia commented that the citizens deserve attention, input and a prompt response to the problem.

Motion to defer carried, 7-0, by voice vote.

2. Approve a one (1) year extension to the contract for Water Meters and Accessories to Water Resources Inc., 390 Sadler Avenue, Elgin, Illinois and approve a purchase order not to exceed $40,000.00

Motion by Alderman Shubert, seconded by Alderman Knight.

Director Zingsheim stated that in 2014 the City entered into a one-year contract for Water Meters and Accessories to Water Resources Inc. that allowed for a one (1) year renewal. Staff has received correspondence from Water Resources Inc. agreeing to the optional one-year extension, to July 31, 2016, with no price increases.

Alderman Mazzuca stated that he followed up with Finance Director Gilmore earlier in the day and was informed that the City did not want to risk a bid event that might return higher prices. Procurement Officer McGuire stated that parts tend to go up in price and trying to get a lower price when price is flat is not advised.

Aldermen Knight and Shubert commented that any background material provided to one alderman should be provided to everyone. Alderman Shubert added that Alderman Mazzuca should work through the Committee or Department chairperson first. Also, upon seeing how the procurement process works or does not work in Public Works, perhaps there should be another look at how the policy is written and interpreted.

Motion carried, 5-2, by roll call vote, with Aldermen Wilkening and Mazzuca being the nay votes.

3. Approve a one (1) year extension to the contract for Water Meters and Accessories to Midwest Meter Inc., 200 East Franklin Street, Edinburg, Illinois and approve a purchase order not to exceed $20,000.00

Motion by Alderman Shubert, seconded by Alderman Wilkening.

Director Zingsheim stated that in 2014 the City entered into a one-year contract for Water Meters and Accessories to Midwest Meter Inc. that allowed for a one (1) year renewal. Staff has received correspondence from Midwest Meter Inc. agreeing to the optional one-year extension, to July 31, 2016, with no price increases.

Motion carried, 5-2, by roll call vote, with Aldermen Wilkening and Mazzuca being the nay votes.

4. Approve a purchase order for unleaded fuel from Gas Depot, 8700 North Waukegan Road, Suite 200, Morton Grove, Illinois 60053 in the amount of $19,361.81

Motion by Alderman Shubert, seconded by Alderman Moran.

Motion carried, 7-0, by voice vote.

5. Approve a contract for Cleaning and Custodial Services at Municipal Buildings with ABC Commercial Inc., 8056 North Milwaukee Avenue, Niles, Illinois 60714 and a purchase order in an amount not to exceed $37,800.00

Motion by Alderman Shubert, seconded by Alderman Milissis.

Director Zingsheim stated that the City issued an Invitation to Bid on Thursday, May 7, 2015 for Cleaning and Custodial Services, with six bids received. The lowest bid from responsive
and responsible bidders was submitted by ABC Commercial Inc., of Niles, Illinois. This two-year contract is for the following municipal facilities: City Hall, Service Center, Uptown Train Station, Dee Road Train Station, Police Annex, Fire Station 35 and Fire Station 36.

Alderman Mazzuca stated that he asked Finance Director Gilmore about the structure of this contract being a two-year contract with two one-year extensions, and Director Gilmore responded that the benefit of this contract forces an annual evaluation after the first term. Alderman Mazzuca asked why the Procurement Officer thought this was in the City's best interest. Procurement Officer McGuire stated that in the cleaning industry a two-year contract is common because in the first year the company works on the best, most efficient ways to manage the process.

Alderman Shubert stated that this is a small example of how building relationships and being able to monitor them does not lend itself to one-year renewals in the bid process. He has heard some companies will not bid on Park Ridge jobs because of the one-year contracts. Maybe it is time to shift away from the one-year contract mentality.

Alderman Mazzuca commented that the benefit is if the vendor is not doing well after one year, the City can get out of the contract.

Motion carried, 6-1, by voice vote, with Alderman Mazzuca being the nay vote.

6. Approve a two-year contract for Tree Maintenance with Nature’s Trees, Inc., d.b.a. SavATree/SavaLawn/Autumn Tree Care, 550 Bedford Road, Bedford Hills, New York 10507 and a purchase order not to exceed $280,00.00
Motion by Alderman Shubert, seconded by Alderman Moran.

Director Zingsheim stated that the City issued an Invitation to Bid on Thursday, May 21, 2015 for Tree Maintenance Service, with five bids received. The lowest bid from responsive and responsible bidders was Nature’s Trees, Inc., d.b.a. SavATree/SavaLawn/Autumn Tree Care.

City Forester Naser clarified that the City had a flat rate, but Council voted down the extension with Nature’s Trees so the City went out for bid. Nature’s Trees had the lowest bid, but at a higher price than the contract extension.

Acting Mayor Maloney commented that in this instance, the procurement process cost the City money. He stated that Council does not need to extend every contract, but should at least listen to staff recommendations.

Motion carried, 7-0, by roll call vote.

7. Approve a contract for Asphalt Purchase with Arrow Road Construction Co., 3401 South Busse Road, Mount Prospect, Illinois 60056-0334 and a purchase order not to exceed $68,000.00
Motion by Alderman Shubert, seconded by Alderman Knight.

Director Zingsheim stated that the City issued an Invitation to Bid on Thursday, May 14, 2015 for 2015 Asphalt Purchase, with two bids received. The lowest bid from responsive and responsible bidders was Arrow Road Construction Co.

Alderman Mazzuca asked why the total cost on the scorecard was less than the purchase order request. Director Zingsheim clarified that price can vary depending on the types of asphalt used, $68,000.00 is what the City usually spends, and the staff will only use and spend what is needed. Procurement Officer McGuire clarified that the City went to bid to look for a rate, not a quantity.
Alderman Mazzuca made a motion to reduce the purchase order to $54,000.00. Motion failed for lack of a second.

Alderman Knight stated that he felt Alderman Mazzuca was criticizing those who vote yes as if the check is being written tomorrow, but it is not. They would be approving the purchase order amount for $68,000.00 and Public Works will use what they need.

Mirosław Podolej, 215 N. Delphia, commented on the quality of the fixed potholes and how the potholes reappear weeks later.

Motion carried, 6-1, by voice vote, with Alderman Mazzuca being the nay vote.

8. Approve a contract for Aggregate Materials and Spoils Disposal with KLF Enterprises, 2044 W. 163rd St., Suite 2, Markham, Illinois 60428 and a purchase order not to exceed $81,000.00
Motion by Alderman Shubert, seconded by Alderman Milissis.

Director Zingsheim stated that the City issued an Invitation to Bid on Thursday, May 14, 2015 for Aggregate Material Purchase and Spoils Disposal, with two bids received. The lowest bid from responsive and responsible bidders was KLF Enterprises.

Alderman Mazzuca asked about the estimated quantity rate versus the lower purchase order request. Director Zingsheim stated that looking at last year’s trending, staff thinks they can do the work for $81,000.00, but if not, he will go back to Council with a purchase order increase.

Alderman Shubert asked if there was concern about the low number of bidders. Director Zingsheim stated that because of the materials, usually businesses in close proximity bid.

Alderman Moran stated that there needs to be more communication between Public Works and Procurement in regards to bidding on quantity versus rates.

Motion carried, 6-1, by voice vote, with Alderman Mazzuca being the nay vote.

B. Discussion Items

1. 1212 Cumberland Property Disposal
City Manager Hamilton gave background on the status of the former Fire Department Administration building at 1212 S. Cumberland. He stated that the City issued an Invitation to Bid on Thursday, May 7, 2015 for the Sale of Surplus Property at 1212 S. Cumberland, with one bid received. Skyline Home Investments, LLC submitted a bid for $150,000. If the Council does not accept this bid, the next step would be to secure, through a bid process, a real estate broker to market the property. Prior to authorization to dispose of this property, an appraisal was completed, placing the value of the property at $300,000.

Aldermen Mazzuca, Knight, Milissis, Wilkening and Shubert were not in favor of accepting the bid and were in favor of going through the bid process for a real estate broker.

Consensus was reached to reject the bid and seek a real estate broker.

2. Alley Paving
Director Zingsheim stated that has been placed on the agenda at the request of Alderman Shubert. The City does not presently have an alley paving program or funding in place for alley restoration. However, the city does grade, maintain, and fill potholes on any public alley. Historically alley paving, when done, has been on a cost share basis with the abutting property owners, be it residential or commercial property.
Alderman Shubert stated that he has brought this up before and wanted to get people’s thoughts on alley paving.

Alderman Mazzuca stated that he has emailed with Alderman Shubert about green alleys, and there was a project in Highland Park that received EPA funding. Alderman Shubert stated that he discussed this with Director Zingsheim who contacted Thomas Burke from Burke Engineering. Burke said that there were four communities in a Great Lakes initiative that received grants from the EPA.

Director Zingsheim stated that the City has a problem with the clay, which does not saturate, so there would need to be piping, sewers and permeable pavement, which costs more. Also, the MWRD does not like underdrains. He clarified there are 53 unpaved alleys, and typical life of a concrete alley is 50-75 years.

Tom Bellino, 108 N. Knight, stated that many of the people in attendance were from the Western/Knight/Delphia/Greenwood area and in support of reinstating an alley paving program. They provided a packet of pictures showing the condition of their unpaved alleys. He commented that Public Works is very responsive, but the alley paving is not a want, it is a need.

Joe Tidei, 116 N. Knight, thanked Director Zingsheim for always trying to help. He stated that four years ago while taking out the trash he broke his foot in a pothole, had surgery and lost a month of work.

Miroslaw Podolej, 215 N. Delphia, stated there are many potholes in the alley, the alley fills with water, and you cannot keep your car clean. He also commented that unpaved alleys are unsafe.

Damyan Nikolov, 232 N. Greenwood, asked the annual cost to maintain an unpaved alley and asked why the program was cut. Director Zingsheim stated there is not a high maintenance cost. City Manager Hamilton commented that funding was probably the reason it was cut.

Brian Casey, 2 N. Knight, commented that he wants to know the cost and he wants residents to be able to vote on it. Alderman Shubert clarified that if Council came to a consensus on a cost share program, information would be relayed to residents, and if the program came back there would be a vote.

Fred Oslager, 121 N. Western, stated that he lives on the corner and does not use the alley, but when there is a heavy rain, his entire yard floods and it causes seepage into his basement. The alley is just a few inches higher than his yard.

Erin Hoelscher, 432 S. Fairview, stated her mother Judy Schon lives at 20 N. Knight and it is difficult to shovel or snow blow the gravel alley after plows go through.

Alderman Moran asked if private citizens could pave their own alley. Discussion ensued regarding the residents doing an SSA, the benefit of City involvement in a competitive bidding process, and the legality of citizens paving their own alley.

Acting Mayor Maloney stated that the two main concerns are how to pay for the program and would paving the alleys cause harm to the pre-existing flooding problem in the City. He also commented that maybe other technologies exist that would help solve the flooding problem.

Alderman Shubert thanked the 4th Ward residents for attending, and said he wanted Council to continue to investigate this issue. Alderman Knight stated that he was not in favor of Council moving forward on alley paving. Acting Mayor Maloney and Alderman Milissis asked
for more research on permeable materials and possible impacts on flooding to be brought back for discussion at the August Public Works Committee of the Whole meeting.

3. Parking
City Manager Hamilton stated that there have been various issues regarding parking that have been discussed at Council over the past number of years. The City Manager, when presenting his FY16 Goals and Objectives, listed the completion of a long range parking analysis as a topic to be considered for Council consideration. Based on previous parking discussions that have crossed multiple committees, staff feels that 1) the Parking fund deficit, fees, rates, and collections should be a project studied that the Finance Director can lead with Finance staff and a consultant and 2) an RFP to hire a consultant to facilitate the completion of a long range parking study should be developed.

Alderman Shubert stated that this development of a comprehensive parking strategy would be a lengthy process.

City Manager Hamilton clarified that the valet service is in the ordinance, but the City would not have a city-run service.

Nick McClain, 607 S. Western, stated he works for McLellan Properties and he encouraged the City to do a comprehensive uptown parking study because there is already not enough space for everyone to park and there are more buildings being built and there will be more residents.

Discussion ensued about costs, timing with the budget season, special utilization and defining short-term and long-term pieces. There was consensus to move forward.

C. Department Head Report
1. Alternate Water Supply Update
Director Zingsheim stated that the consultants have been meeting with Evanston to build a long-term agreement for water supply costs. They are also working on getting a financial analyst to go over cost projections provided by Evanston. Morton Grove will be making a public statement tonight, June 8, indicating they are going forward with Alternate Water Supply with Niles. Morton Grove is also formalizing an agreement with Gewalt Hamilton to pay for engineering costs dealing with this issue. There is going to be a big team meeting the week of June 15 with all the entities involved, including Lincolnwood and Skokie. There will be a small meeting of the city managers on June 12 with Niles, Morton Grove and Park Ridge.

Acting Mayor Maloney asked about the July 1 deadline. City Manager Hamilton stated that they knew the City would not provide an answer until Morton Grove made a decision. He also clarified that Skokie is involved in the discussion and knows the line has to go through them.

Alderman Knight expressed concern over not having enough time to analyze any information and make a decision. City Manager Hamilton stated that once Morton Grove made a decision, they would try to establish a timeline for Park Ridge.

Alderman Mazzuca stated that he had received an email from a Morton Grove trustee that said it was approved.

2. MWRD Update
Director Zingsheim stated that MWRD confirmed that the flow from Mayfield Estates has been included in the project and that the pipes downstream from the proposed connection have been upsized to accommodate the additional flow. The intergovernmental agreement remains in progress. MWRD’s Law Department has reviewed it, and once their comments
are finalized, it will be sent for review. Staff will follow up at the end of June if they have not received it by then. Funding for the project has been budgeted by MWRD. Official approval of the funding must still be approved by their Board prior to the authority to advertise, which should be sometime later this summer or early fall. Staff has been assured that the money budgeted for the project cannot be used for anything else and that the final Board approval is a formality.

3. **Special Committee of the Whole meeting scheduled for June 15, 2015 at 6:45 p.m.**
Director Zingsheim asked to schedule a Special Committee of the Whole on June 15 before the City Council meeting for approval of a bid opening so it can be placed on the City Council agenda for that same evening.

Alderman Knight stated that the Mayor’s Advisory Board deferred to June 15, 2015 at 6:45 p.m., and recommended a 7 p.m. Special Committee of the Whole meeting with the regular City Council to follow. City Manager Hamilton agreed.

Alderman Shubert asked Public Works to try to time the bid openings for the Public Works Committee of the Whole meetings.

V. **Other City Business**
Alderman Mazzuca stated that staff continues to work on material for the City Manager’s goals and objectives, so there should be an update at the July 22, 2015 Procedures and Regulations Committee of the Whole.

VI. **New Business**
1. Alderman Milissis stated that in reference to flood mitigation, a question was raised whether what MWRD is doing to address flooding in the Chicago metropolitan area will down the line address local issues, and if the City would be wasting time and money on something MWRD would be addressing in the future. He is concerned with that possibility and wanted permission to see if he can contact MWRD to have them give a presentation and any citizens and staff can attend to ask questions.

   Acting Mayor Maloney stated Alderman Milissis can contact MWRD, and added that Aldermen Milissis and Shubert discuss what staff from Public Works should attend also.

2. Alderman Milissis stated a resident notified him of an Urban Flood Management through No Adverse Impact and Green Infrastructure workshop at Loyola University on July 8. It is a free one-day workshop on that will focus on actions local governments can take to address the issue of urban flooding in the greater Chicago metropolitan area. He stated he would forward the email to Director Zingsheim to see if someone can attend.

3. Alderman Moran stated that he would like a future Public Works COW discussion to explore Christmas light decoration. He had some ideas and possibly some options after speaking with Gail Haller at the Chamber of Commerce.

   Alderman Shubert stated that item can be placed on a future Public Works COW agenda. He added that he had previously had a conversation with Gail Haller from the Chamber of Commerce, who did an informal survey of businesses in other cities about holiday lights, and usually the City or Village funded that project.

VII. **Adjournment**
The meeting was adjourned at 10:20 p.m.