

# Administration & Finance Committee

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Minutes of the Meeting on  
July 1, 2020

**Village of Homer Glen  
14240 W 151<sup>st</sup> Street, Homer Glen, IL 60491  
Community Room**

1. Call to Order.

The meeting was called to order at 4:01 p.m. by Mayor Yukich.

2. Pledge of Allegiance to the Flag.

3. Roll Call.

Members present at 4:00 p.m. were Mayor Yukich, Trustee Sharon Sweas, Trustee Beth Rodgers, Village Manager Karie Friling and Finance Director John Sawyers.

Also Present: Assistant to the Village Manager Matt Walsh, Chief Building Official Joe Baber, Development Services Director Mike Salamowicz and Economic Development Director Janie Patch.

Members absent: Trustee Keith Gray

4. Approval of Amendments to the Agenda.

None.

5. Approval of Minutes.

a) March 4, 2020

Mayor Yukich stated that the minutes from the March 4, 2020 Administration & Finance Committee meeting were being presented for approval.

Trustee Sweas made a motion to approve the minutes from the March 4, 2020 Administration & Finance Committee meeting; seconded by Trustee Rodgers. The motion passed.

6. Public Comment.

There was no public comment.

7. Reports and Communications from Staff.

a) *Village Manager*

1. Village Manager Friling stated we will no longer be using zoom for the meetings.

2. Village Manager Friling stated the Village is still working on the final punch list for the active core for Heritage Park.

3. Village Manager Friling stated Gaming machines are now active.

4. Village Manager Friling stated there are two surveys available online for residents to complete. One is a Covid survey and the other is for branding.

b) *Finance Director*

1. Finance Director John Sawyers provided the Village's revenue charts for April, May and June. He shared the data collected for Sales Tax, Home Rule Sales Tax, Income Tax, Use Tax, Gaming Taxes and Motor Fuel Tax.

8. Old Business

None

9. New Business.

- a) Consider a Motion to Recommend Approval of Final Pay Estimate No. 11 from Austin Tyler Construction, Inc. for the Fiddymment Creek Sanitary Sewer Project, in the Amount of \$29,676.72.

Development Services Director Salamowicz stated construction of the Fiddymment Creek Sanitary Sewer Project has been completed, including all final restoration work and all final punch list items. The Village has received Final Pay Estimate No. 11 from the general contractor, Austin Tyler Construction, Inc. in the amount of \$29,676.72. The work included in Final Pay Estimate No. 11 has been verified and inspected by representatives from HR Green. HR Green has provided a letter, recommending payment of Final Pay Estimate No. 11 (see attached). Final Pay Estimate No. 11 also includes the release of all retainage funds, thus the Final Balance owed to the contractor, following this invoice will be \$0.00. Staff therefore recommends payment of Final Pay Estimate No. 11, in the amount of \$29,676.72.

Trustee Rodgers made a Motion to Recommend Approval of Final Pay Estimate No. 11 from Austin Tyler Construction, Inc. for the Fiddymment Creek Sanitary Sewer Project, in the amount of \$29,676.72; seconded by Trustee Sweas. The motion passed.

- b) Discussion of Proposed Sewer and Water Tap-On Fees and Impact Fees.

Village Manager Friling stated that Development Services Director Salamowicz and his team have been reaching out to other communities to determine what other communities are doing as well as determine cost estimates.

Village Manager Friling stated she had a conversation with Trustee Gray outside of the meeting because he was unable to attend this meeting. She stated his question was that if the Village leaves the forest preserve and subdivision in, it is unlikely they will develop and the Village may not recover all of our funds.

Village Manager Friling stated that our existing agreement with Illinois American Water is that they take ownership over the line once the Village has finished paying for it or after 20 years, whichever comes first. Village Manager Friling also stated we need to make sure we are not making the recapture fees too high so it doesn't deter future development.

Development Services Director Salamowicz stated there are two basic components of the sewer and water fees that the Village of Homer Glen will be looking at, for new users connecting to the new Fiddymont Creek Sanitary Sewer and the 159th Street Water Main. These same fee structures can also be used in the future, in other areas of the Village, as additional sewer and water infrastructure is added to the Village's system. The two basic components are Impact Fees and Tap-On Fees. Impact Fees are designed to recapture/recover all or a portion of the cost, for materials and labor, for constructing new infrastructure and/or connecting a customer to the nearest wastewater or drinking water system(s). Tap-On Fees in general, are typically associated with developing or increasing the capacity of the system to accommodate future customers and demand on the Utility's wastewater and drinking water systems, as well as potential repairs, maintenance and upgrades to the existing system.

Trustee Rodgers suggested having a workshop. Trustee Sweas agreed.

- c) Discussion of a Proposed Sanitary Sewer and Water Main to Service the Speedway Station Located at the Intersection of 143rd Street and Lemont Road.

Village Manager Friling stated over the last several years, the Speedway gas station, located in the Village of Homer Glen, at the southeast corner of the 143rd Street and Lemont Road intersection, has been having problems with the failure of their existing septic system. As a result, the station has been unable to operate their car wash and have also had to regularly pump out their septic tank. The Speedway gas station has been directed by the Will County Health Department to correct the issue, as quickly as possible.

Village Manager Friling stated Speedway mistakenly submitted their utility plans to the City of Lockport, assuming they had jurisdiction over the future connections. The Village discovered this due to utility work being done by ComEd within the ROW. When asked by Staff why there were relocating poles, they responded it was due to future utility work for Speedway. Staff reached out to Speedway and discovered they had submitted final plans to Lockport for a lift station. Staff conveyed to Speedway that approval was required by Homer Glen prior to connecting into Lockport's service area and the Village's preference was for a gravity sewer versus a lift station.

Village Manager Friling stated Speedway would like to add an 8-inch Gravity Sewer/Lift Station/Force Main. It should also be noted that, if Speedway were to construct the proposed 8-inch Gravity Sewer/Lift Station/Force Main option, the lift station would only be sized to handle flows from the Speedway site. To increase the capacity of the lift station, to accept additional flows from the remainder of the service area (see the attached service area map), the lift station

would need to be upgraded, which would be an additional cost incurred by the Village, at a later date. In addition, it is estimated that the annual cost to operate and maintain the force main/lift station is approximately \$80,000 to \$100,000. Thus, based on the preliminary cost estimates, if the Village were to pay the cost difference between the Option 1 and Option 3, as well as 100% of the re-engineering costs, the payback period, would be approximately 2-years.

The committee discussed the options presented and agreed they would only support the payment of 2/3 of the re-engineering costs, based upon the Village Manager's previous conversations with Speedway. The remaining cost should be paid by Speedway.

d) Discussion of the Residential Home Builder Stimulus Program.

The Committee decided to take this item directly to the board.

10. Adjournment.

Motion by Trustee Sweas; seconded by Trustee Rodgers to adjourn. Motion carried.  
The meeting was adjourned at 4:48 p.m.

Respectfully Submitted:



Gina Spino  
AP/AR Clerk