



Village of Homer Glen

**14240 W. 151st Street
Homer Glen, Illinois 60491**

August 22, 2018

**Board of Trustees
Committee of the Whole Meeting**

**Village Community Room
14240 W. 151st Street
Homer Glen, IL 60491**

A. Call to Order.

The meeting was called to order on August 22, 2018 by Mayor Yukich at 5:12 p.m. in the Community Room, 14240 W. 151st Street, Homer Glen.

B. Pledge of Allegiance to the Flag.

C. Roll Call.

Members present at 5:12 p.m. were Mayor Yukich, Trustees Christina Neitzke-Troiike, Beth Rodgers, and Sharon Sweas. Trustee Carlo Caprio arrived at 5:55. Also present on behalf of the Village were Assistant Village Manager Heather Kokodynsky, Development Services Director Michael Salamowicz, and Administrative Analyst Matt Walsh. Others present were Akram Chaudry of HR Green, Steven Wilson and John Simpson of Frank Burla & Sons, and Alex Schuster of ASE Illini-Scapes. *A quorum was established.*

D. Public Comment.

None.

E. Discussion Regarding Goodings Grove Park.

Development Services Director Michael Salamowicz stated that the contractor for Goodings Grove Park, Frank Burla & Sons, requested to meet with members of the board, and that was the purpose of the meeting.

John Simpson of Burla & Sons stated that the grass has not been accepted after two attempts at seeding. Mr. Simpson mentioned that in many parks it takes years to establish grass, and he wanted to come to a resolution.

Trustees Rodgers and Neitzke-Troiike asked the contractors for details on when the seedings were executed, and whether or not those were done within the specifications in the contract. Mr. Simpson stated that they were not. Mr. Salamowicz clarified that the second seeding was done outside of specification, but with the permission of the Village. The first planting's timing was not approved by the Village.

Mr. Salamowicz stated that during the punch list check in early May it was clear that a second seeding would be necessary. The Village sent an official letter to Frank Burla & Sons on June 1 after staff noticed that the seeding had not been done.

There was some discussion about the quality and volume of the topsoil that was provided for the park. The topsoil was originally from Erin Hills Park. Mr. Wilson stated that there was not enough topsoil provided, and there was not a timely response from the Village to requests for additional soil. Mr. Salamowicz responded that HR Green calculated that the topsoil would be sufficient to cover the space with three inches of soil. The Village later reached out to Gallagher Henry to use another stockpile that was near Goodings Grove.

Mr. Wilson and Mr. Simpson stated that the pile was not enough for the whole site, and that there should have been enough to have four (4) inches throughout the site. Mr. Salamowicz responded that the specifications called for three (3) inches. Trustee Rodgers stated some concern that the topsoil calculations could have changed over time since the Erin Hills project was completed. Mr. Chaudry stated that the calculations were done during the design phase, and he was unsure of when that was.

Mr. Simpson stated that the additional dirt was not received until mid-October, and seeding was done in late November. Alex Schuster of ASE Illini-Scapes expressed that hydro seed is not the best practice for the slope in question, and that the grass at the bottom of the slope has grown well. Mr. Schuster explained that it takes weeks after spraying for weeds to plant grass, and that complicates the ability to seed within specifications.

Mr. Simpson stated that the soil was not ideal to seed, and that blanketing may have been necessary due to the layout and slope of the site. Mr. Chaudry explained that hydroseeding or blanketing would work. Mr. Salamowicz mentioned that there was a pre-bid meeting and an opportunity was given to Frank Burla & Sons to ask questions or identify issues with the plan and requirements. No concerns were voiced at that time. Mr. Salamowicz also mentioned that there are contractual requirement to maintain the grass, and there were indications that watering and mowing were not done properly.

Mr. Schuster confirmed that no watering was done. He then compared the situation to sections of Heritage Park where grass is failing to grow. Trustee Rodgers, Mr. Chaudry, and Mr. Salamowicz responded that the contract is still being held and that the contractor will be fixing that area in spring.

Mr. Simpson clarified that they are not done with work and will make another attempt at seeding. Mr. Schuster proposed that they would blanket some difficult larger areas, and slice seed other areas. Discussion over whether this could be accomplished by September 15 took place.

Mr. Simpson asked how other parks in the Village were handled when grass struggled to be established. He continued to say that a few months is not enough to know, and that eventually grass would grow. Trustee Rodgers asked who would pay for the next attempt, and the Contractor said it is their responsibility. Mr. Simpson asked if the designer had any responsibility for the issues. Mr. Chaudry reminded Mr. Simpson that there were no concerns raised during the pre-bid meeting.

Mr. Simpson wanted the Board and staff to consider that some responsibility should be on the designer and the Village. Mr. Salamowicz disagreed and repeated that the plans included acceptable methods and the dirt was sufficient.

Mr. Simpson proposed that spraying for weeds be delayed in order to seed before September 15. Trustee Neitzke-Troiike asked for clarification on the potential timeline. Mr. Schuster reiterated that if he sprays for weeds that the seeding would have to be outside of the specified period.

Mr. Schuster stated that he would be fine with delaying the spraying, but he is concerned about the liquidated damages and other issues between the Village and Burla & Sons. Mr. Simpson said that delaying spraying would be fine, but asked what would happen in September or in the future if it does not grow. Mr. Schuster asked what level of growth would be acceptable. Trustees Rodgers and Neitzke-Troiike pointed out that there have been a number of complaints and that an event had to be relocated due to the grass. The Trustees explained that they understood if the grass was growing slowly, and that common sense would be used when evaluating.

Mr. Schuster mentioned some concerns about weeds returning in spring. He explained that in order to seed before the specified period (September 15) he would not spray, then mow everything very short, slice seed, blanket certain areas, and then spray after.

Trustee Neitzke-Troiike explained that she understood the concerns about the rain last year, but believes the contractor should bear some responsibility because the spring planting was late and the late-November seeding should never have been expected to work. She also stated that there should be some responsibility on the Village for the questionable soil provided.

Mayor Yukich confirmed with Mr. Schuster that his proposed plan was the best option based on the current timeline. Mr. Schuster stated that he will mow Thursday or Friday of this week, have his guys out next week to blanket and slice seed the whole site. Trustee Neitzke-Troiike asked for a date to revisit, and Mr. Schuster estimated that the week of September 10 would work. Mr. Salamowicz

clarified that the contractor is responsible for watering the site. Mr. Schuster asked for a better contact with Illinois American Water, and Mr. Salamowicz stated that he would get that to him.

Mr. Salamowicz stated that the contract would need to be followed whether or not grass was there around September 10. The consensus was that there is optimism that grass will grow by then.

Mr. Simpson asked if liquidated damages would be discussed. Trustee Rodgers stated that it would be discussed at the Administration & Finance Meeting in October. Trustee Rodgers asked that any emails about Goodings Grove include herself and Trustee Neitzke-Troiike.

F. Adjournment.

Trustee Neitzke-Troiike motioned to adjourn, seconded by Trustee Rodgers. Motion carried. The meeting was adjourned at 6:07 p.m.

Respectfully Submitted:



Matt Walsh
Administrative Analyst

Approved at the Board of Trustees Meeting dated September 12, 2018