

OPEN SPACE PLANNING and OPERATING COMMITTEE
MINUTES
March 11, 2010

Present: Pam Meyers, Margaret Sabo, Kathy Kudla, Allison Norvil, Bill Karn

Absent: Mike Costa (excused)
Mike Halper

Guest: None

Approval of Minutes: February 11, 2010

Meeting called to order 7:10 PM

Pam explained that Vince Corrabelli had come to the office and withdrew the HAC request to lease the property at the Purdy Farm. They may renew the request in the future but realized they did not have sufficient time this year without jeopardizing the farm lease.

The farm leases are behind schedule the farmers like to know as early as possible so they can fertilize and prepare the area for early planting.

Pam suggested the committee get a copy of the leases so we can see what the farmers are required to provide in addition to the payment of funds.

Margaret suggested we keep a list of all suggestion for future uses of the open space property. We make all these suggestions and do not keep a record so we can set some priorities. We should review old minutes and compile a list for future reference.

It was suggested that when the weather gets better we should meet at the different open space properties so everyone can get a better idea of what we can permit or would be a suitable use.

It was decided we would participate in the Earth/Arbor Day celebration at Konow Farm. Margaret said the application must be in the Homer Glen office by April 1st Bill said he would take care of it . We will need an electrical connection for the computer. Pam did not know if any of the items we used at the last show are still available? She will check at the office. It was suggested we make video which includes the dog park, farm, wild flowers and the video Gary made of the barn. Margaret has some copies of the calendars we can display. Make a display on the open space property locations with pictures. Will discuss final projects at the next meeting and if necessary have a special meeting to completed the displays and decide who can participant

Pam said the 10 acres know as Homer Glen Marsh is one of the open space parcel. Bill said he has pictures and will included them in the display.

We discussed the roof repair and consider it a high priority project to prevent further deterioration to the roof boards, rafters and interior ceiling of the farmhouse building. The Town Board previously approved funds and a proposal for this project. However, originally weather conditions delayed the work and by the next season when appropriate weather conditions resumed, the organization that submitted the approved proposal had gone out of business. Therefore, the committee took the opportunity this winter to solicit new proposals for the project from at least six area roofing contractors. Proposals from three contractors were reviewed.

We compared the attached (3) three quotes. It was difficult since none of them listed the items in the same manner.

First we compared the price of the quote:

Heritage was the lowest at \$11,600.00

Stan's was second at \$16,425.00

Bob Kot was the highest at \$ 19,790.00

During the preliminary review we noted Bob Kot did not include the manufacture of the shingles, permits, insurance, worker comp. priming and painting. So due the high price differential and items not included we eliminate him from consideration.

After much discussion we felt Stan's was the best choice because of the quality of the material quoted (GAF/ELK) shingles (GAF/ELK shingles include a 20 year non-prorated warranty that includes material and labor) and felt, a labor warranty of 10 years compared to 5 years for Heritage. Differential in cost for replacement of stick rafters if needed (\$35.00 vs. \$80.00) and the reputation of the company. Stan's Roofing has been in business for 43 years and is family owned, Heritage homes have been in business for 11 years and we have not received any recommendations from anyone. (We have good reports on Stan's from two Homer seniors who recently had roofs replaced. Last year when the approved contractor was going out of business, they attempted to assign the work to Heritage by soliciting a quote from Heritage as a subcontractor in order to carry out their proposal commitment to Homer Township. Heritage secured a building permit from Will County at that time to do the work. However, when Supervisor Meyers was apprised of the situation, she advised that the original proposal that was approved by the Town Board could not be assigned to another contractor and the arrangement was never acted upon. Meyers requested a new proposal from Heritage be submitted at that time, but, she never received one. However, Heritage contacted the Homer Township office this year asking to submit a new proposal directly to Homer Township.

The committee voted 6-0 (one member absent) to recommend Stan's proposal be accepted by the board based on the above review but that we should request some clarification on the items below from the firms before the final recommendation.

Stan's Roofing.

- a) Quote will be good until the board meets in April?
- b) Permits and insurance is included in the quote?

Heritage Roofing.

- a) Provide GAF/ELK Shingles at no change in price?
- b) Quote will be good until the board meets in April?
- c) Gutters and down spouts are aluminum?

Since Mike Costa was involved in the original request the committee felt we should get his opinion. Chairman Karn had sent Mike copies of the quotes so he had an opportunity to review them and felt Material, warranty and reputation was very important and agreed with our choice of Stan's Roofing.

Stan's roofing offered an option with vents that fit at the gutter under the shingles to eliminate the requirement for vent holes in the soffit for an additional \$360.00. The committee feels we should include this item no matter who is awarded the contract.

Will discuss the old buildings at a future meeting. Margaret thinks we should make the old well house foundation into a flower garden or something similar. Bill will talk to Gary about what type of plants.

We discussed the open space budget requirements. Pam informed the committee that some items and personnel are split between Senior Housing and the Open space projects.

We need to budget for grass seed for the dog park. It was decided we should close one side at a time to allow the grass to get some deep roots. We should budget for grass seed for half of the park this year and the other half next year.

Pam ask Gary for a suggested list of items he felt was needed to make the job easier and get it done faster. Gary suggest a small tiller, replace the broken high pressure washer, a push lawn mower and gas powered hedge trimmer.

Pam will tweak the budget to cover miscellaneous equipment and building repairs and rework. It was mentioned that the farm house has bees again so Pam will contact Bob Betouni and John Lobick.

Suggest we increase the approval fee for grants fund to \$5000.00. also should increase the contingency fee to the State limit of 15%.

The tenant would like to build a small deck. He would do the labor if we provide the materiel. We would like an estimate of the material and size before making a decision.

Meeting adjourned at 10:40 PM

Minutes Approved by the OSPO Committee 4-22-10

Bill Karn Chairman

