

OPEN SPACE PLANNING and OPERATING COMMITTEE
MINUTES
April 22, 2010

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

Absent: Mike Costa and Allison Norvil (excused)
Mike Halper

Guest: Deron Tharp, Bernie Kucharski

Meeting called to order 7:05 PM

Approval of Minutes: March 11, 2010

Deron Tharp the tenant of the rental unit at the Trantina Farm attended the meeting to discuss his request to add a deck to the rear of the building to facilitate a more appropriate entryway and enable a more level surface to place patio type furniture. He would like the township to pay for the materials and his labor; either as a temporary reduction of rent or a payment when the work is complete. He presented several designs from Menards which includes material cost.

The committee agreed the deck will add value and enhance the future rental success. Since we do not know how the Town Board feels about improvements and/or necessary repairs in the present economy, it was decided that before a lot of time was invested researching the proposal we should get direction from the Board if they are interested in proceeding with this project.

The committee reviewed the request and felt the 12 foot square above ground design without projections was the most economical approach. The Menards cost for material was approximately \$700.00. A Will County permit will be required. We do not know what additional design design requirements are required for the deck until the plans are submitted and reviewed. Based on our experience with other projects at the farm we know Will County has very stringent standards. We are not sure if the builder must be a registered contractor or if a homeowner/tenant can do the work.

We discussed the location and thought it would be better on the east side since it would not interfere the water and sewer connections.

A suggestion was made that maybe a deck that lays flat on the ground would be more economical since it would not require mounting supports. Again we do not know the Will County standards for ground mounted decks.

The committee also has reservations about potential liability issues with the tenant doing the construction work. We would need the attorney's opinion on this item or perhaps it's possible to have the tenant sign a waiver or hold harmless agreement if he is going to do the construction work.

We will present this request to the Town Board at the May 8th meeting for their comments and direction as to how or if you wish the committee to proceed

The committee unanimously recommends the Town Board approve Trustee Sowa's Committee request to use the Trantina Farm Park for the Homer Harvest days Celebration.

We discussed the Town Boards vote on the farm house roof repair and decided we will wait until we get an opinion since there no way to proceed until they decide. We will discuss what other options are available if they choose not to repair the roof..

Kathy Kudla contacted the same supplier used by the Homer Athletic Club for name plates to use on for the volunteer/donor plaque. They offered a 20% discount but with 235 required the cost was \$564.00 which is more than we want to spend. We think there are more important things we should purchase or repair with our limited funds. It was decided Bill Karn will generate name plates on the computer using heavy gold colored card board and them attach them to the oak board he has already completed. He also has a plexiglass cover to protect them until funds become available to make a permanent plaque.

Margaret Sabo said for the Earth Day/Arbor Day booth we will have three tables available at the Konow farm. We should check with Gary Ward to make sure this happens. The committee thought Bill Karn should use larger font size on the display to make it easier to read from a distance. They also suggest a second trifold board be added.

Kathy Kudla is going to check with Cynthia Raja to see if she has a video player like was used at Homer Harvest Days last year. She will also see if Cynthia would be willing to make a photo disks from Bill Karn's open space photos. Bill also checked with Gary Ward regarding the pictures he used for the barn video and if has any more which we could add. We should try to find if someone has pictures of last year's Harvest days celebration.

Pam Meyers reported we have a problem with the security system procedures. Since we have a wireless system the security company has no way to determine if it is a break in, fire or at which building the problem exist. The police say the alarm company must inform them to check all buildings otherwise they will only check the farm house. The fire department says we should supply lock boxes or they will be required to break the door or window to inspect since they do not know if it is a fire call or break in.

Margaret Sabo and several neighbors have the same alarm company and have a procedure that works. It appears we need to have a meeting with the alarm company, the police and fire department to understand the problem so we can set up a procedure that will satisfy everyone and protect the farm buildings from vandalism.

Meeting adjourned at 10:40 PM

Minutes Approved by the OSPO Committee 5-13-10

Bill Karn Chairman