



1 Village President Burke stated that we had a Work Session about 10-days ago where we  
2 approved a Class 8 for the two new restaurants that are coming to the Village of Olympia Fields.  
3 Since then we have had several meetings with the developer. There is a debate back and forth  
4 right now about when they are going to start turning dirt to put these two restaurants in. He  
5 believes that everyone on the Board is aware of that, because we were all together on that. This is  
6 a great opportunity for the Village. These two, new restaurants will be roughly 8,000-square feet  
7 between the two of them. An African-American is the developer. It should give the Village  
8 around \$300,000.00 in tax revenue. It is just the beginning of several other activities that we  
9 have coming. We have a furniture store that is very interested in moving to the Village. We have  
10 another breakfast type restaurant that wants to move in. This is the first of a number of new  
11 activities where people are moving into the Village of Olympia Fields. We had a Work Session  
12 on that about 10-days ago. The tax abatement was approved unanimously.

13  
14 Village President Burke stated next the Village Administrator has an Ordinance that she wants to  
15 propose. Village Administrator Saenz stated that we revised the Agenda because we did not hear  
16 back from the attorney in time. We will present that at the next Board Meeting.

17  
18 **DEPARTMENT HEADS REPORTS:**

19  
20 **Betty Zigras, Director of Finance**

21  
22 **Resolution #2018-09** – A Resolution Adopting an Amended Investment Policy to Comply with  
23 Amendments to the State of Illinois Public Funds Investment Act – Mrs. Zigras stated that before  
24 you is Resolution #2018-09. It is a Resolution Adopting an Amended Investment Policy to  
25 Comply with Amendments to the State of Illinois Public Funds Investment Act. This is the  
26 Investment Policy that was presented to the Board by Treasurer Stan King at the last Board  
27 Meeting, in which he made reference to updating the Investment Policy that was last put in place  
28 in 1999. Mr. King had stated that there were no material changes. There were edits and  
29 additional stipulations as far as the allocation of investments in Section 8. Mr. King left the  
30 Investment Policy with the Board at the August Meeting. Mrs. Zigras stated that upon your  
31 review since then, we are here now to approve the Resolution to adopt this updated Investment  
32 Policy.

33  
34 Trustee Matz inquired whether or not Mrs. Zigras could elaborate a little bit on the Investment  
35 Policy, as far as what is different that the State had mandated that we weren't in compliance  
36 with.

37  
38 Mrs. Zigras stated that at the last Board Meeting there was nothing that we weren't in  
39 compliance with the State. We felt it was time to review it and make sure that there was nothing  
40 that the State has passed that we weren't updated with. We were reaffirming and making sure  
41 that certain approved funds have allocated investments. She stated for instance, Illinois Funds or  
42 IMET to invest in Treasuries and other investments. Our Policy said that we can't exceed a  
43 certain percentage. Mr. King wanted to make sure that we weren't exceeding any of these  
44 allocations. He has confirmed that we were in compliance.

45  
46 Mr. King stated that the allocations didn't change. It was just a matter that in Section 8, it  
47 references that we could invest in the Illinois Funds and IMET. Those two are mutual funds. He

1 stated that within each of those they invest the monies for all of these Municipalities across an  
2 array of investment types: Treasuries, Mutual Funds, Commercial Paper, and CD's. What Mr.  
3 King was concerned about was since our Policy limited the amount we could put in any one of  
4 those types of investments, we weren't aware of how much of our money was being spread  
5 across those categories. The spreadsheet that he gave the Board, he took what they have of our  
6 money, allocated it by the percentage they have in Treasuries, Corporate Bonds, Commercial  
7 Paper, and CD's, so that we could see how much of our money was in each of those categories  
8 so that we would not exceed those categories per our Policy. That is all he was doing. That was a  
9 confirmation that we were okay. The Investment Policy itself, he edited Section 8. There were  
10 two lines where it talks about we can invest in the Illinois Funds. He wanted to make sure that  
11 once he is gone and someone else is here, he wanted them to be mindful of the fact that investing  
12 in the Illinois Funds or the Illinois Metropolitan Fund meant that you were actually investing in  
13 all of the different types of securities that they invest our money in. Section 11 talks about what  
14 our limits are. He stated that without looking at that or drilling down, you could blindly go there  
15 and put all of the money in there. A substantial amount of our money was in the Illinois Funds. It  
16 could have very easily exceeded any one of our limits. He just wants to make that clear for  
17 everybody going forward.

18 **Motion by Trustee Pennington second by Trustee Matz to Approve Resolution**  
19 **#2018-09 – A Resolution Adopting an Amended Investment Policy to Comply with the**  
20 **Amendments to the State of Illinois Public Funds Investment Act, Investment Policy**  
21 **Financial.**

22 **Voice Vote:                      All Ayes                                      Motion Carried.**

23  
24 **Resolution #2018-10** – A Resolution Authorizing Execution of a Promissory Note and  
25 Approving the Second Distribution of Tax Increment Funds (Lincoln-Western TIF District/Wal-  
26 Mart Economic Incentive Agreement) – Mrs. Zigras stated that the next Resolution is #2018-10.  
27 It's a Resolution Authorizing the Execution of a Promissory Note and Approving the Second  
28 Distribution of Tax Increment Funds the (Lincoln-Western TIF District for the Wal-Mart  
29 Economic Incentive Agreement). This was on the Bills for Approval. It is an Agreement to pay  
30 Wal-Mart 90% of the taxes that they pay into the TIF for the 2017 Tax Levy. The amount of  
31 taxes that we received from Wal-Mart that went into the TIF was \$1,036,919.83. We are required  
32 to pay 90% back. She stated that is the \$933,227.85. The remaining funds of approximately  
33 \$100,000.00 is remaining within the TIF. In addition, the TIF received from the other PINs  
34 within that TIF, about \$250,000.00 of increment.

35  
36 Mrs. Zigras stated that she would like to let the Board know that she has done some analysis as  
37 far as what the Sales Tax Revenue is that the Village has brought in since Wal-Mart has opened,  
38 and which we can assume is due to Wal-Mart. The best that we can do is say that in Fiscal Year  
39 2016 which is the last year before Wal-Mart opened, the Village received \$570,000.00 in Sales  
40 Tax Revenue. In Fiscal Year 2018, which is the first full year that Wal-Mart was opened, the  
41 Village received \$1.13 Million in Sales Tax Revenue. That difference, assuming no other  
42 changes in the businesses, which is the only assumption we can make, we can attribute that  
43 \$560,000.00 increase to Wal-Mart in Sales Tax Revenue. The other estimate we can make is an  
44 additional 60% of that is the Non-Home Rules Sales Tax, so an additional \$336,000.00 of Non-  
45 Home Rule Sales Tax came from Wal-Mart. These are our estimates of what Sales Tax Revenue  
46 the Village has received from Wal-Mart.

47

1 **Motion by Trustee Pennington second by Trustee Matz to Approve Resolution**  
2 **#2018-10 – A Resolution Authorizing the Execution of a Promissory Note and Approving**  
3 **the Second Distribution of Tax Increment Funds for the (Lincoln-Western TIF**  
4 **District/Wal-Mart Economic Incentive Agreement).**

5 **Roll Call: Ayes (5-0) Motion Carried.**

6  
7 Mrs. Zigras stated that going forward we will make these payments twice a year as we receive  
8 increment from the Cook County Tax Treasurer, instead of waiting until the end of the month  
9 until we get the second installment. As we receive each installment we will pay 90% back to  
10 Wal-Mart in order to save the interest calculation. We will pay it off sooner.

11  
12 Village President Burke inquired of Mrs. Zigras whether or not she has an estimate of what the  
13 savings will be by paying it that way.

14  
15 Mrs. Zigras stated that she can calculate the interest savings. She doesn't have it in front of her.  
16 Mr. King stated that it is a lot better to pay it when we get it at the rate that we have to pay,  
17 versus what we can earn on that money.

18  
19 Village President Burke stated that it does allow us to pay off the \$6.9 Million earlier and save  
20 on the 9.5% interest. He stated that is a lot of interest that we can save. Mrs. Zigras stated  
21 correct.

22  
23 **John McDonnell – Building Commissioner**  
24 **Building Department Report**

25  
26 **Ordinance #2018-18**– An Ordinance Amending Section 22-126 of Article III, “Zoning Districts  
27 and Zoning Maps,” of the Olympia Fields Zoning Ordinance and Article V, “District  
28 Regulations,” by Adding New Division 11, “Transit Oriented Development District” Thereto  
29 [First and Second Reading] – Mr. McDonnell stated that before you is Ordinance #2018-18. This  
30 was a pretty big project that the Village took on with a lot of peoples help. We had a Steering  
31 Committee that was made up of members from several Homeowners Associations. Part of the  
32 Steering Committee was from the Planning and Zoning Commission. The Liaison to the  
33 Planning and Zoning Commission, Trustee Pennington, was also involved. We had a lot of input  
34 from a lot of people on this project. This project is the Transit Oriented Development District. It  
35 is the section of the properties that are adjacent to the Metra Rail Line by the Olympia Fields  
36 Post Office. He stated that Mr. Hoffman from Teska Associates is going to talk a little bit about  
37 the project and answer any questions that you may have.

38  
39 Mr. Hoffman stated that it has been about a year-long process getting to this point developing a  
40 Transit Oriented Development District for the area around the Train Station. There are two key  
41 pieces of that. The first is the Zoning Regulations that will allow for a Mixed-Use Development  
42 that would be a walkable, pedestrian friendly environment adjacent to the Train Station that  
43 could include some Residential Uses, like townhomes, as well as Commercial Uses and office  
44 space adjacent to the Train Station to take advantage of that proximity and that amenity. We  
45 developed some Design Guidelines for that. There are two pieces to the Design Guidelines. One  
46 is for the area immediately adjacent to the Train Station. The other, was originally designed for  
47 the property along Vollmer to provide some recommendations for Guidelines for Commercial

1 Development within the greater area that was originally studied as a Transit Oriented  
2 Development. When we got into those Standards, we decided that those Standards would be  
3 appropriate for other areas of the community as well. Those B3 Zoning Standards are applicable  
4 to anywhere in the community, as well as potentially this area here in Governors Office Park. We  
5 provided some Guidelines for the development community to know what Olympia Fields expects  
6 to see in terms of the design quality of future Commercial Development regarding landscaping,  
7 building materials, heights, scale, and all of those kinds of things. The regulations govern the  
8 typical things you see in a Zoning Ordinance regarding building setback, building height, and  
9 those kinds of characteristics and use. He stated that with these Design Guidelines, it takes it a  
10 step further to make sure that we outline the quality of the development that we would like to see  
11 here in the community. Those are the key components of what we are doing here tonight. This is  
12 putting the Ordinance in place. We will, at some point, need to come back and do a Zoning Map  
13 Amendment to rezone this property to a Transit Oriented Development District. Right now, we  
14 need to put the District Regulations in place before we can do that.

15  
16 Mr. Hoffman stated that the Village received a Grant from the RTA to fund this work. We are  
17 very appreciative of that. They have been a good partner throughout this planning process and  
18 are delighted to be involved in this.

19  
20 Village President Burke stated that this was a very important step. The area over there was  
21 originally going to be the center of the Village of Olympia Fields. We shifted that to the Office  
22 Park that we are redoing. We are going to make that an economic development hub. The work  
23 effort that was done as John and Mike have indicated, there were a lot of people involved in this.  
24 There were Homeowners Association Presidents. There was staff and consultants from the  
25 outside. We went through picking out the best-looking types of buildings, and types of  
26 businesses that we thought we might want to have over there. He stated that just about anyplace  
27 where there is a Transit Oriented Development, there is economic development that runs parallel  
28 to that that the Municipality benefits from. This is a major step to move in that direction.

29 **Motion by Trustee Pennington, second by Trustee Matz to Waive in First Reading and**  
30 **Adopt in Second Reading Ordinance #2018-18 - An Ordinance Amending Section 22-126 of**  
31 **Article III, “Zoning Districts and Zoning Maps,” of the Olympia Fields Zoning Ordinance**  
32 **and Article V, “District Regulations,” by Adding New Division 11, “Transit Oriented**  
33 **Development District” Thereto, and to Include Appendix “A.”**

34 **Roll Call: Ayes (5-0) Motion Carried.**

35  
36 **John Krull, Police Chief**

37  
38 **Ordinance #2018-19** – An Ordinance Declaring Certain Property Surplus and Authorizing its  
39 Sale and Disposition – [First and Second Reading] – Chief Krull stated that on Page 47 you have  
40 some work product there dated September 10<sup>th</sup>. It is Ordinance #2018-19. It is an Ordinance  
41 Declaring Certain Property Surplus and Authorizing its Sale. Chief Krull stated that in this case it  
42 is a 2009 Ford Expedition. It has been in service since 2009. The vehicle suffered a catastrophic  
43 engine failure. The timing chain broke which ended up ruining the engine. The vehicle has  
44 143,200 miles on it. At this point, the cost to repair everything is approximately \$8,000.00. The  
45 vehicle isn’t worth being repaired. Chief Krull is asking for the Board’s permission to take the  
46 vehicle to the South Suburban Mayors and Managers Auction scheduled for October 23<sup>rd</sup>, and  
47 auction the vehicle off for no less than \$1,500.00.

1 Trustee Pennington inquired of Chief Krull whether or not that is the standard fee that we get for  
2 some of these cars.

3  
4 Chief Krull stated no. He stated that the \$1,500.00 is the least amount that we will take for the  
5 vehicle from the auction. Other than the engine and the transmission, the vehicle is not too bad.  
6 He is confident that somebody will buy it for more than that. They will have to throw about  
7 \$8,000.00 into it to get it running.

8 **Motion by Trustee Matz, second by Trustee Thomas to Waive in First Reading and Adopt**  
9 **in Second Reading Ordinance #2018-19 - An Ordinance Declaring Certain Property**  
10 **Surplus and Authorizing its Sale and Disposition.**

11 **Roll Call: Ayes (5-0) Motion Carried.**

12  
13 **Kudos to Chief Krull and his Officers** - Trustee Thomas thanked Chief Krull on behalf of the  
14 commuters on the train and the residents in Olympia Club. There was an incident where there  
15 was a person that was doing something that they shouldn't have been doing. Also, very suspect,  
16 looking dangerous. Several people were concerned getting off of the train. She stated that the  
17 officers were timely and very responsive. She thinks that is great. That is what we need in our  
18 community. Our police did what they could do, put him off in our community. She appreciates  
19 the officers for doing the check. They did a couple drive-throughs and taking care of the  
20 situation. She asked Chief Krull to please give her appreciation on behalf of the commuters that  
21 were getting off of the train and the residents for being timely and taking care of that situation.

22  
23 **TRUSTEE REPORTS:**

24  
25 **Finance – Trustee Pennington**

26 **Fiscal Year 2019 1<sup>st</sup> Quarter End Financial Statement** – Trustee Pennington stated that we are  
27 now in the third month of our 2018/2019 Budget. Tonight, he will report on the first quarter  
28 results regarding revenues and expenses for the Village ending July 31<sup>st</sup>, 2018. He stated starting  
29 with the General Fund, revenues for the first quarter were favorable to Budget by \$38,445.00, or  
30 2% of Plan. Budgeted revenues for the quarter were \$1,873,019.00. Actual revenues received for  
31 the period were \$1,911,464.00. An increase in Sales Tax Revenue, as well as an increase in Red  
32 Light Collections for the quarter were contributing factors to this revenue favorability. The  
33 General Fund expenses were favorable to Budget Projections by \$116,113.00, or 7% of Plan.  
34 Budgeted Expenses for the quarter were \$1,746,043.00 actual. Actual expenses incurred for the  
35 quarter amounted to \$1,629,910.00. This resulted in favorable excess revenue expenses in the  
36 General Fund of \$281,554.00 for the quarter. The overall impact to the Budget was a positive  
37 \$154,578.00.

38  
39 Trustee Pennington stated with regard to the Water Fund, the water revenue and fees for the first  
40 quarter were unfavorable to Budget by \$144,596.00. Budgeted revenue for the quarter was  
41 \$658,855.00. He stated that actual realized revenue was \$514,259.00, or 22% of Budget Plan.  
42 The contributing factor leading to this unfavorability was the decline in water usage by  
43 approximately seven million gallons over the same fiscal period in Fiscal Year 2018, or  
44 approximately \$101,000.00. Water expenses for the quarter were favorable to Budget by  
45 \$21,706.00, or 4% of Plan. Budgeted expenses for the quarter were \$490,530.00. Actual  
46 expenses incurred for the quarter amounted to \$468,824.00. He stated that excess revenue

1 expenses in the Water Fund was a positive \$45,435.00 for the quarter, but had a negative impact  
2 on the General Budget for the quarter in the amount of \$122,891.00.

3  
4 Trustee Pennington stated with respect to the Sewer Fund, Sewer Fund revenues and fees for the  
5 first quarter were unfavorable to Budget by \$47,634.00, or 11% of Plan. Budgeted revenue for  
6 the quarter was \$445,000.00. The actual realized revenue was \$397,366.00. The contributing  
7 factor to this unfavorability was the decline in sewer usage by about five million gallons over the  
8 same period in Fiscal Year 2018, or \$45,000.00. Sewer Fund expenses on the other hand, were  
9 favorable to the first quarter Budget by \$42,352.00, or 13% of Plan. Budgeted expense for the  
10 quarter was \$371,769.00, while the actual expenses incurred were \$329,417.00, or 13% of Plan.  
11 The excess revenue expenses actual for the quarter were positive in the amount of \$67,948.00. It  
12 had a negative effect on the General Budget in the amount of \$5,282.00.

13  
14 Trustee Pennington stated with respect to our Non-Home Rule Sales Tax Fund, the first quarter  
15 revenues realized from the Non-Home Rule Sales Tax was under Budget Plan by \$4,898.00, or  
16 3% under Budget. Budgeted revenue for the quarter in this fund was \$152,500.00. Actual  
17 revenues received were \$147,602.00. There were no transfers from this fund during the quarter.  
18 The Non-Home Rule Sales Tax Fund for the quarter was positive in the amount of \$94,453.00 in  
19 the three-month period ending July 31<sup>st</sup>, 2018. In summary, the Fiscal Year to Date plus  
20 encumbrance in the Village's proprietary funds are in the positive status for the first quarter of  
21 2018/2019. Going forward, Trustee Pennington will continue to report the financial activity of  
22 the Village each month, as well as provide Quarterly Report activity of the Village at the close of  
23 each quarter.

24  
25 Trustee Pennington stated that you have the specific detail in your Packet. Trustee Pennington  
26 has the Report of Cash Balances for the period ending July 31<sup>st</sup>, 2018. He stated that they pretty  
27 much trend with what we have over the last period. It is consistent with the last months.

28  
29 Village President Burke inquired of Mr. King with the work that he did to do a sweep of the  
30 accounts, could he make a comment on where he thinks we might be moving in terms of a Cash  
31 Balance as a result of the work that he did? Trustee Pennington just talked about where we are. If  
32 you look at that, and look at the work that Mr. King did and add that to it, maybe it is a two-part  
33 question between Mr. King and Betty. The trend in terms of our revenue versus expense, how do  
34 you see that when you factor in the actual work that you did to try to maximize the return on the  
35 money that we have in the bank?

36  
37 Mr. King stated that there are a couple of different parts. Exclusive of the things that he did with  
38 respect to the Cash Balances sitting around, we would be whole or positive. Before what he did,  
39 we ended up positive, and he believes that we will end up positive for the year. If you add into  
40 that the incremental changes that he made and the investment moves, which he is not finished,  
41 there are a few more moves to make. There is money that is not making enough. We have the  
42 opportunity to move that into some investments that are low risk, but a higher rate of return.  
43 That's the second move we will make. He stated that to the extent that he has made moves so far,  
44 about \$3,000,000.00 in CD's. We will end the year with an additional \$100,000.00 in revenue,  
45 interest earnings. We budgeted about \$36,000.00 in interest for this whole year. If you add onto  
46 the things that he has done so far, and there is another move to make because there is an  
47 increment of money sitting in IMET for example, that can be redeployed in a different way.

1 Before that is happening, already what he has put in place we should end up with over  
2 \$120,000.00 in earnings versus the \$36,000.00 we had in the Budget for the entire year. There is  
3 probably another half a million dollars that he wants to move that is making less than 1% right  
4 now and take it away from them and redeploy it. He just wants to move fast.

5  
6 Village Administrator Saenz stated that your plan is to make that second move after you have  
7 completed your Cash Flow Analysis. Mr. King stated correct. He has asked the Finance  
8 Committee to help with that so we can expedite getting that done. The Cash Flow Analysis will  
9 take every month for the last 36-months and plot them into a model that he got from the State.  
10 That way, we can be assured how much should be coming in on a monthly basis and going out  
11 on a monthly basis. We know that we have to have those amounts that he gave on the worksheet,  
12 the four-months of cash and those restricted funds are always available. He wants to be able to  
13 determine that we can set aside anything over and above that. The Cash Flow Analysis will give  
14 us confidence and comfort that this amount is what we have that we can move and invest in a  
15 certain way. Otherwise, you could stick it out there and invest it every six-months or nine-  
16 months and find out that you needed it. We don't want to get into that trouble. We are nowhere  
17 near that. There are enough reserves for us to maximize the return on monies sitting there. The  
18 Cash Flow Analysis will help us confirm that over and above what he has already done, there is  
19 some more that can be put out into different investments if it is nothing more than CD's because  
20 they are good rates right now. It will more than double the kind of earnings that we are getting. It  
21 will triple what IMET is doing for us. In one of the two funds that they have for us, it is not even  
22 1%. He knows that he can get two and a half times that. He knows that it is money that we don't  
23 need right now. We won't need it in a year. That is part of the second move. He wanted to wait  
24 until he got the Cash Flow Analysis. The Finance Committee has volunteered to help him. They  
25 have all of the Financials for the last 36-months. They are plugging in all of the numbers. He is  
26 moving onto another part of our Financials.

27  
28 Trustee Pennington stated that we have 50% of the Finance Committee working on this Cash  
29 Flow Analysis. They are actively involved in the process.

30  
31 Mr. King stated that it is something that we have never had. It's a big to do. It's a basic tool. He  
32 stated just like the Budget, the Cash Flow Model states what comes in every month and what  
33 goes out every month over the last 36-months. And you know which month you do certain  
34 things. Anything that is beyond that that is new or unexpected, there is a way for us to plug that  
35 in as well. If the history is not going to replicate in the future, we can anticipate and plug in that  
36 and know what we need on a given monthly basis. The rest goes into the investments. Village  
37 President Burke thanked Mr. King for all of his work that he has done.

38  
39 Village President Burke inquired of Village Administrator Saenz if she could speak about the  
40 money that the Village was due from the Road Project that the County assured us that we would  
41 get.

42  
43 Village Administrator Saenz stated that if the Board recalls, we had the Vollmer Road Bridge  
44 Project. We were the lead agency for the Grant Funds that were funding the work there. She  
45 stated that 80% of the Grant was through DCEO, and 20% through Cook County. At the end of  
46 the Fiscal Year, we had a receivable out there. She stated about a year ago, we were due funds  
47 from IDOT that we had not received yet. After we approved the Amendment to the



1 Intergovernmental Agreement with the County, she has been working with Cook County to have  
2 those funds reimbursed to us. Part of the issue was that IDOT, because the Intergovernmental  
3 Agreement for that additional increment of \$360,000.00 had not been approved and received,  
4 IDOT was not reimbursing the Village for any of the funds that we were spending on  
5 engineering. We had a receivable out there of about \$190,000.00. After the Intergovernmental  
6 Agreement had been approved, she began working with Cook County. She stated that Cook  
7 County has begun to reimburse us. We received about \$70,000.00. We are waiting on another  
8 installment which would be about another \$50,000.00. We have another Invoice out there that  
9 we have not paid yet. We were waiting on full reimbursement. After that, we will be made 100%  
10 whole.

11  
12 Village President Burke asked Village Administrator Saenz to comment on the information that  
13 she received from the State about Grants going forward. He stated that historically we have  
14 gotten Grants where we put the money out and anticipate getting the money. In this particular  
15 case, we put the money out and there has not been an Agreement to collect the money.  
16 Sometimes getting these Grants we were financing people to do work when, in fact, we were six-  
17 months to a year behind in collecting that money. There's a concentrated effort to make sure that  
18 we protect the Village's assets as much as we possibly can. Village President Burke inquired of  
19 Village Administrator Saenz if she could talk about the Grants and where it stands with the State  
20 of Illinois.

21  
22 Village Administrator Saenz stated that most Grants are reimbursable, which means that we may  
23 have a local match, but in most cases the Village has to actually pay all of the expenses and then  
24 submit paperwork to be reimbursed. That's the position of most of our Grants. There are a lot of  
25 Grants that were suspended or frozen over the last couple of years. We have a few active Grants  
26 that we have not been utilizing because funds have been frozen. Now that the State Budget has  
27 been passed, a lot of these funds are now being released. There are Billions of Dollars now that  
28 they are releasing to local governments to do their projects.

29  
30 Village Administrator Saenz stated that they are holding a lot of Workshops. She has been to a  
31 couple of the Workshops. She stated that we go to the Workshops and we have to update  
32 paperwork to bring us up-to-date again with the funds, that the funds that are out there are what  
33 the balance of our Grants are. The problem is that a lot of these funds may not be available to us  
34 for about 18-months to two-years. Grants are a good thing. You have to have a lot of patience  
35 when you are working with Grants and these projects. We can begin the work, and get the  
36 engineering done and let the projects. Those are funds that are coming out of our pocket and then  
37 we have to wait this 18-months to two-years to get our reimbursement back. That's the state  
38 currently.

39  
40 Village President Burke stated that the reason he asked that question is that getting Grants can be  
41 a good thing. It also means that we have to put Village money out to execute on those Grants.  
42 Based on what the State is telling us, even though someone says you are going to get this Grant,  
43 we may not be able to use the money, or do anything with the money for 18-months to two-  
44 years. We have to be very, very careful about things that we embark on if we are bankrolling  
45 people who are doing projects, and those projects may or may not be at the top of our Capital  
46 Project List. He stated that what Stan is doing, and what the Finance Department is doing, and  
47 what Cindy just talked about, we are trying to collect all of the money that is due us, and make

1 sure that we don't put ourselves in a position that we are spending money that we won't collect  
2 for a long period of time. He stated invest it appropriately, and then do whatever we can to  
3 finance our own projects with our own money. The more money that we can bankroll or pull  
4 together, the more projects we can embark on going forward without having to fund somebody  
5 else's business to make that work.

6  
7 Mr. King stated that one of the things that kind of slows down the Cash Flow Analysis is that as  
8 you go through our finances, we have all these separate buckets, some of which are restricted. He  
9 stated that Betty is finishing up dealing with the Audit. We want to clean up all of these  
10 Departments, whether it is Beautification, or Grants, or whatever it might be, and find the cash  
11 that shows on our books for that particular department. It may not, in fact, be there because we  
12 have already paid their expenses and the money is due us. He stated "us" being the general  
13 government. Where we show the Grant Fund, and if you say that Fund has \$10,000.00 in the  
14 bank well, in fact, over time, we have paid in advance all of their expenses and we never took it  
15 from them on our books. He stated that Betty has been working on making sure that that money  
16 belongs to the Village. It no longer belongs to the Grant Fund, or the Beautification Fund, or the  
17 Golf Outing Fund, those kinds of things. Out of convenience we rush, we pay it, but we forget  
18 we should have taken it from them, but we took it from ourselves. Betty is moving it to its  
19 appropriate place. In most cases it belongs to the Village. That increases the amount of cash that  
20 he can look at and say that we can invest because those restricted ones he can't touch.

21  
22 Mrs. Zigras stated that when we pay in that fashion, we post to an Interfund and we clear those  
23 Interfunds out. We transfer funds periodically to make sure that what is in the bank is also on the  
24 books.

25  
26 Trustee Gibson stated that she did not have a Formal Report this evening. Trustee Matz stated  
27 that she did not have a Formal Report this evening. Trustee Hudson stated that she did not have a  
28 Formal Report this evening. Trustee Thomas stated that she did not have a Formal Report this  
29 evening.

30  
31 **PUBLIC COMMENT:**

32  
33 Village President Burke opened Public Comment at 7:50 P.M.

34  
35 **Concern over Code Enforcement Letter** - Mrs. Delores Woods stated that she is here as a  
36 result of a letter that she received from the Code Enforcement Officer. It has to do with two dead  
37 Pine Trees. She is committed to maintaining the aesthetics of our community. She realizes how  
38 important that is. Mrs. Woods stated that she just spent over \$5,000.00 replacing gutters this  
39 summer. She stated that you all know this, there is always something to be done when you have a  
40 home. She had to prioritize and decide between replacing her gutters or cutting down two dead  
41 trees. Mrs. Woods went around her immediate community. There is a particular Pine Tree that  
42 seems to be dying. She counted 18 in her immediate area. They are just the trees that she could  
43 see from the street. She couldn't go in anybody's backyard. Her plan was to cutdown one of  
44 those trees at the beginning of the spring, and cutdown the second tree at the end of the summer.  
45 She cannot afford to cutdown these two dead trees in the amount of time that the Village has  
46 allotted her. It is less than a month. She is respectfully appealing. Mrs. Woods stated that if you  
47 go through this Village, you will probably find 10 times the number of dead trees of that

1 particular Pine Tree. She doesn't know if it is diseased or what. There is something happening  
2 with it.

3

4 Village President Burke stated that Mr. Landini has an Arborist on his staff. Village President  
5 Burke asked Mr. Landini to have the Arborist go over to Mrs. Woods house and see what is  
6 going on. If it is something that is across the whole Village, maybe we can try to find a way to  
7 address that en masse. He knows there is a Tree Program. He doesn't know about replacing these  
8 trees. He understands that cutting down trees can be expensive especially if they are really, really  
9 big ones. Village President Burke inquired of Mr. McDonnell whether or not he is aware of the  
10 situation. Mr. McDonnell stated that he is not.

11

12 Mrs. Woods stated that she did communicate with his office. She is sure that he got a copy of her  
13 letter. Mr. McDonnell stated that he did get a copy of her letter.

14

15 Trustee Matz stated that she believes that we can do a better job at accommodating the residents.  
16 We need to knock on doors, talk to them, and find out what the situation is, and be a little more  
17 empathetic to their plight and give them more time. As she stated, she prioritized. She put gutters  
18 on her house.

19

20 Village President Burke stated that this is all of us discussing this. He is trying to be empathetic  
21 to her and say that we need to try to come up with some way of addressing this.

22

23 Trustee Matz stated that is something that we need to look into. We need to do a better job of  
24 making sure that our long-term residents are well taken care of. We understand why you don't  
25 have a sense of urgency to take that down because you have other things that are more pressing.  
26 We just need to be more understanding of that. That's all she is saying.

27

28 Mrs. Woods stated thank you. She does plan to have them cutdown. She doesn't want the dead  
29 trees there either. Mrs. Woods stated that she just can't do it under the guidelines that the Village  
30 is giving her at this time.

31

32 Trustee Thomas inquired of Mrs. Woods whether or not she heard back from her letter  
33 requesting to appeal the decision. Mrs. Woods stated no, she did not. Trustee Thomas stated that  
34 she would like to see the letter. She thought that we would all like to see the letter. She thought  
35 that we had a commitment to respond to residents within 48-hours or something like that. She  
36 sent it September 4<sup>th</sup>. Mrs. Woods stated that Reggie Ford did call her. His comment was "Come  
37 to the Meeting." She was going to do that anyway. Trustee Thomas stated that we should be able  
38 to avoid these kinds of conversations in a meeting. She doesn't know what our policy is. Trustee  
39 Thomas stated that she should have been responded to. She took the time to write a letter on  
40 September 4<sup>th</sup>. It is not good customer service for her to be told to come to the meeting. What  
41 does that mean?

42

43 Mr. McDonnell stated that he doesn't know why she was told from the staff to come to a  
44 meeting. We do have a Tree Ordinance in town. Dead trees are considered a nuisance. We tell a  
45 lot of people in the community that when their trees are dead, they do have to cut them down.  
46 Some trees need to be cutdown even faster. Sometimes we cut them down because residents  
47 cannot. Then we end up having to Lien the property or something like that, if it is a dangerous

1 tree. Some trees, depending on the species, can become more dangerous the length of time that  
2 they are dead. They become more brittle and more exposed to storm weather activities. The  
3 Board can be assured that the Village does try to work with all of the residents as it pertains to  
4 things that would be financially straining on anybody. Trees are very expensive to cutdown. We  
5 do ask a lot of the residents to cutdown their trees. We do understand it is an expensive project.  
6 We do work with all of our residents. He doesn't know why she was told to come to the meeting.  
7 The meeting really would not allow any type of grace period.

8

9 Trustee Thomas stated that it also says that in the letter, "That failure to pay any disposition  
10 resulting from this Citation will result in the forwarding of this case to the City's Legal Counsel  
11 for prosecution. A collection agency for recovering of fines. An additional fee of 35% of the debt  
12 will be assessed and/or a Lien placed on your property." We want to keep people here. She stated  
13 this is the first time that you were notified. She thinks that we should use a different approach.  
14 Trustee Thomas stated that she just had to have some things done at her house. You have to plan.  
15 Pray that you get it done. She believes that this is a very strict, harsh letter to send to a resident  
16 for the first time. She knows that we have an Ordinance. She stated that if you have a plan to  
17 work with her, that should have been offered in the letter instead of this strict letter saying that if  
18 you don't do it by September 15<sup>th</sup> this is what we are going to do. This is kind of cold.

19

20 Mr. McDonnell stated that letter is a Second Notice Letter. There are points of contact before  
21 that letter goes out. Mrs. Woods stated not true. Trustee Thomas inquired of Mrs. Woods  
22 whether or not she got a first letter. Mrs. Woods stated that's the first letter. Trustee Hudson  
23 stated that this one says, "Reminder." Trustee Thomas stated that John had said that this is a  
24 Second Notice. You have in your files that you sent her a first letter but Mrs. Woods says that  
25 she did not receive it. Trustee Thomas stated that she doesn't like to discuss it here. This should  
26 have been handled better by Mr. Ford. We have had this conversation. He has to be considerate  
27 and show some compassion towards the residents. We want to treat people with decency and  
28 respect, especially our homeowners who are paying taxes and helping to support the salaries of  
29 the people that work here. This is not how we want to treat people. She stated that she doesn't  
30 know how you want to resolve it. She thinks that it needs to be resolved with Mrs. Woods. She  
31 said she didn't receive it. You said that she did. You should be able to validate that. In the file  
32 there should be the first letter. It took a very harsh stance. If he is going to write her a letter on  
33 dead trees, then how many more letters went out? Did he take the time to do an assessment of all  
34 of the dead trees? How did he just pick this house when she said in her neighborhood she  
35 counted 18? You know, she's not a tree expert. It is just based on a visual. She just doesn't  
36 understand. Mrs. Woods stated thank you. Mr. Landini inquired of Mrs. Woods what her address  
37 is. Mrs. Woods stated 1033 Elliott.

38

39 Village Administrator Saenz stated that she didn't have this conversation with John, but she did  
40 have a conversation with Reggie. He is going to be working with Public Works. They are putting  
41 together a listing of all of the dead trees in the Village. They are creating a database.

42

43 Trustee Thomas stated that since they are creating a database, is there going to be some grace  
44 given to Mrs. Woods? She came here. She made a commitment. Are you going to suspend that  
45 since he is going through the process of documenting all of the dead trees so he can send  
46 Notices? Mrs. Woods came here today before the Board, on the record, that she does have a plan

1 when she is going to address her dead trees. Trustee Thomas stated that she doesn't think that  
2 you should be giving letters if you have another project going on.

3  
4 Village Administrator Saenz stated that she and John can discuss this tomorrow and we will  
5 reach out and give you a call. Mrs. Woods stated thank you. Trustee Thomas asked Village  
6 Administrator Saenz to let her and the Trustees that are interested know what your position is.  
7 Village Administrator Saenz stated that we will make sure that we update the Board. Trustee  
8 Thomas asked Mrs. Woods for her phone number so that she can follow-up with her.

9  
10 **Resolution #2018-10** – Mrs. Pope stated that she would like to revisit Resolution #2018-10  
11 which dealt with the Wal-Mart TIF. As she understood it, what was being presented to us is that  
12 90% of Wal-Mart's taxes go back to Wal-Mart. Village President Burke stated that is correct.  
13 Mrs. Pope stated that within a TIF, a Tax Increment Financing District, the purpose of the TIF is  
14 to create economic advantages for the community in which the TIF is in. She stated that part of  
15 the things that can be done with a TIF even after it has been created, is a policy called  
16 "Clawback." That means that you can go to the entity that is receiving the benefit of the TIF, and  
17 proceed to Clawback some of the advantages that were initially given to the TIF. She is  
18 requesting that the Village investigate trying to execute a Clawback with the Wal-Mart TIF.

19  
20 Village President Burke inquired of Mrs. Pope what is involved with this Clawback. Mrs. Pope  
21 stated that the Clawback, you would renegotiate some of the terms of the TIF. This TIF was  
22 created another Administration ago. There were two or three more TIF's on the drawing board  
23 that were not created because of a lot of discussion in the Village. We need to figure out how to  
24 Clawback some of this money so that it can benefit the Village which is the purpose of a TIF in  
25 the first place.

26  
27 Village President Burke stated that we will go back and look at that to see if there is anyway that  
28 we can do that. He stated that he will get Mr. King's help on that. Maybe we can talk to Mrs.  
29 Pope about that.

30  
31 **Printout of Trustee Pennington's Finance Report** - Mr. Pat Collier stated that he had three  
32 things to talk about, but you just talked about one of them. Mr. Collier stated that he appreciates  
33 Trustee Pennington's Reports about the numbers. It would help if he had a printout so that we  
34 can follow what Trustee Pennington is saying when he is saying it. After you say all of those  
35 numbers he is lost. He is pretty sure that everybody else is kind of confused.

36  
37 Trustee Pennington stated that he appreciates that. We were going to show that document on our  
38 screen tonight but we had some technical problems. Village Administrator Saenz stated that she  
39 apologizes. She forgot the cord. She didn't realize it until she went to turn on the projector.  
40 Trustee Pennington stated that at the next meeting he will either have a printout, or it will be on  
41 the screen so that as he goes through his scenario everybody will know what he is talking about.

42  
43 **Certificate of Occupancy** - Mr. Collier stated that he has a neighbor who just moved in. It  
44 closed last week. His former neighbor moved to Arizona but she came back for the closing. The  
45 people who she sold the property to, he saw them driving out and he went out to meet them.  
46 They indicated that they had a problem. There were Code Requirements for the home. They were  
47 not given an occupancy thing so they could move in. They had bought the house, and had gone

1 through the closing. The Village explained to them that you can't move in. Mr. Collier told them  
2 if they don't get it done to go see the Village President. He stated that he is sure that this is not  
3 right. The neighbor had stated that their attorney is going crazy because how could the Village  
4 approve someone moving in and then turn around and say you can't occupy it.

5  
6 Trustee Thomas stated that it's not right. It happened to her. She purchased her house and closed  
7 on the house. She had the keys. Trustee Thomas stated that Mr. McDonnell told her that she  
8 couldn't move in. When she purchased the house, one of the covers that covers the basement  
9 windows needed to be replaced. She ordered it. It was going to take about six-weeks because  
10 they do the areas at a time. The other was a little simple something in the basement. She called  
11 the attorney. The attorney stated that the Village has an additional way of getting additional  
12 money. She had to pay the fee. Trustee Thomas had stated that she wasn't paying another dime  
13 because it should have been taken care of. She still doesn't understand. It was hostile. She had to  
14 stay somewhere else for a couple of days to get this worked out. She had to explain that here is  
15 the receipt. She purchased the cover. She can't move in until they deliver it. The other one she  
16 had to get it fixed so they could come in. Then they said they only do inspections on certain  
17 days. She is thinking that you work five-days a week, why can't you do an inspection? You are  
18 going to inconvenience her. She feels for the person if she sounds passionate, because it  
19 happened to her. She was very, very upset. She doesn't understand why we have such harsh  
20 requirements especially when we want people to move here.

21  
22 Mr. Collier inquired why these requirements are not taken out on the seller before they agree to  
23 sell the property. Those restrictions should be applied to the seller. Trustee Thomas stated that  
24 she agrees. Mr. Collier stated that the neighbor stated that their attorney is going ballistic. Mr.  
25 Collier stated that he knows of several other people who bought property out here and then had  
26 to come in and upgrade, and do repairs, that should have been taken care of by the Village during  
27 the inspection. Trustee Thomas stated that was her frustration. You are inspecting the house and  
28 it was good to sell it up to Code. Now, you wait until the new homeowner buys it and then you  
29 turn around and penalize them. Don't you know that by moving into the neighborhood she is  
30 going to address those things? Let me get here first. Those were her concerns. That's how she  
31 was treated. It's not right. She is glad that he brought that up.

32  
33 Mr. Collier stated if it happened to you, the question is, how do we correct that? What do we do?  
34 Who right now is in charge of those violations and giving the occupancy?

35  
36 Mr. McDonnell stated that the Village has in place a Property Maintenance Code. The Property  
37 Maintenance Code has life safety issues in it. We do not issue a Certificate of Occupancy to any  
38 occupant if there are life safety issues. When a person purchases a home in the Village, and they  
39 purchase a home "as is," or "as is" they have some Code Violations at that property, they are  
40 required before they can go to closing to fill out and sign an Affidavit that states that they are  
41 accepting responsibility for any Code Violations that are still left at the property when they  
42 purchased the property. If somebody is closing on a property which does happen, and they do not  
43 have an attorney, or they go to a Title Trust Company that sometimes doesn't do their due  
44 diligence to get a clear title on a property, sometimes they can close on the property without that  
45 Affidavit in place. That is not the Village's responsibility to go to each closing to make sure that  
46 they are filling out the proper paperwork. They should do that with their attorney, and they  
47 should do that with their Title Trust Company. Usually, if they close at a Title Trust Company

1 they have Title Trust Company insurance, which is a policy that they can also go back to and try  
2 to recoup any funds for that. We do not stop any closings in the Village of Olympia Fields. The  
3 only thing we do not issue is a Certificate of Occupancy if there are life safety issues. The  
4 Village does not make any money on people that move in here. We do not add violations once  
5 the initial Point of Sale Inspection is done. If somebody is saying that we are doing it to get extra  
6 money from residents that are moving in that is just incorrect.

7  
8 Mr. Collier inquired whether or not there is anything that we can do as a Village to make sure  
9 that when the property changes hands that the person can occupy it. He would think that in this  
10 case, this person probably signed an Agreement saying that it is “as is” and they are liable for  
11 anything. Did you do that? Trustee Thomas stated no. She had an attorney and she didn’t go to a  
12 Title Trust Company.

13  
14 Village President Burke stated that there have been cases because you guys have told me about  
15 these people and he has talked to them. Village President Burke stated to send them to him and  
16 he will be more than happy to intercede. He has done it in the past. He has talked with John. The  
17 way this Point of Sale Inspection is suppose to work, at the time the house is suppose to be sold,  
18 there is suppose to be an inspection and it is brought up to the current Code. If, however, as John  
19 indicated, that the house was sold “as is,” be it foreclosure or something else like that, then  
20 sometimes the seller is trying to get rid of it as quickly as possible, and it doesn’t always get put  
21 into the legal documents that there are things that have to be taken care of. One of the things that  
22 we need to do a better job of is being able to get out ahead. Once we find that a house is for sale  
23 especially those places that are in foreclosure, to identify who it is that is trying to dump that  
24 house, and they will try to get rid of it at the least amount of money. He has seen situations  
25 where people have done in runs around Chicago Title & Trust. They don’t even know. In his  
26 own neighborhood he has had to deal with that where something was being sold that way. What  
27 we have done that he knows of, is that we have given people an opportunity to go ahead and  
28 move in providing it is not a safety issue, for them to correct the issue at a later date. Village  
29 President Burke believes that we could do a better job of identifying which houses are for sale in  
30 a foreclosure environment. That is where the hang up happens. He stated and get out ahead of  
31 what these sales are all about and make sure that there is a document in place that says, “This  
32 house has to be brought up to Code before the people sign on the dotted line.”

33  
34 Mr. Collier stated that you are giving the seller a document to say these are the things that you  
35 have to do before you can sell the house. Trustee Thomas stated yes. Mr. Collier stated that it is  
36 conceivable in a foreclosure that it won’t get sold if they have to do that. When the property goes  
37 into foreclosure it goes back to the ownership of the bank, or the finance company that has the  
38 mortgage. Village President Burke stated that the banks don’t care. Mr. Collier inquired whether  
39 or not it is possible to make the bank or finance company that has the mortgage to be liable for  
40 bringing it up to Code.

41  
42 Village President Burke inquired of Mr. McDonnell that if it is in foreclosure is there a way we  
43 could put a Lien on the house upfront. Mr. McDonnell stated no, there is not. Village President  
44 Burke inquired of Mr. McDonnell what we can do at the front-end in order to force that, or it is  
45 at least known to a potential buyer that we could put out there that there is something on that  
46 house?

1 Mr. McDonnell stated that there are Municipalities that will not allow somebody to purchase a  
2 home unless all violations are corrected. You could do that. There have been cases and there has  
3 been Case Study that Municipalities have been sued for stopping the closing of a property, or for  
4 the sale of a property. The process that is in place right now, has been in place in the last two  
5 communities that he worked for. And it is in place in Olympia Fields now. Although everything  
6 doesn't work for everybody all the time, the process that we have in place, he believes is a very  
7 good process. It keeps the Village's Standards to a high standard. We do not allow properties to  
8 be occupied that have life safety issues where children can be hurt, or elderly people can be  
9 injured in this property. He thinks the process that we have is very good. We have handouts for  
10 people that are selling their property of Code items that we are looking for when we do an  
11 inspection. It costs \$50.00 for that inspection. We do a \$50.00 inspection. We don't do a \$500.00  
12 inspection that a Home Inspector would do on the property. That's not our intent. Our intent is to  
13 maintain the standard of living that he thinks the Village of Olympia Fields requires. That is  
14 paint peeling and things like that. Electrical items that could be dangerous. It doesn't work for  
15 everybody. They should come in and talk to somebody in my office, talk to him, or his assistant  
16 in the Building Department. Your neighbor should come here and talk to him directly. They  
17 don't need to talk to the Village President. They can just talk to him. We always work with new  
18 residents that are here. We work with residents that are moving out. We work with the residents  
19 that are moving in. There are two sides to this coin. We have a resident that has been here for  
20 25-years that is moving out. We have a new resident moving in that we want to make a good  
21 impression on.

22

23 Village Administrator Saenz stated that even though there are Code Violations, and a new  
24 resident is allowed to move in, we will give them an Occupancy Permit. We don't require that  
25 they take care of everything. We do allow them a certain amount of time to get all of the items  
26 repaired, correct? Mr. McDonnell stated that is correct.

27

28 Village President Burke stated that he is sure we can find a lot of situations. He has had to  
29 intercede as he has had conversations with John. Maybe for the next Board Meeting, you could  
30 do a little research to see what else we could do to tighten this whole process up. He stated that  
31 Trustee Thomas stated that she had issues with this. He has been involved with at least three or  
32 four of them. You have been very helpful. You have given people their occupancy if they didn't  
33 fix all of it. That has worked. In this day and age when there are foreclosures, the people pick  
34 these houses up and they try to flip them. The ones that are getting the Permits to upgrade the  
35 house, we are all over them to bring them up. There are some houses that are being bought "as  
36 is," and people are trying to do a quick sale, and they don't necessarily go through Chicago Title  
37 & Trust. We should be able to come up with something else that puts some teeth into this. We  
38 want to protect those who are leaving, and at the same time the new neighbors we want to take  
39 care of them. That's one of the reasons why we are having this Public Comment before New  
40 Business. This is a New Business item. At the next Board Meeting can you report back and give  
41 us an update on anything that you might find that maybe would alleviate this problem? Some  
42 kind of process that some other people are working on.

43

44 Mr. McDonnell inquired which problem. He doesn't know which problem to report on. Village  
45 President Burke stated to be succinct, the ones who are selling the house should be the ones  
46 responsible for fixing it. It's a Point of Sale Ordinance. He thinks that is what the Ordinance  
47 says. There are situations where we don't know every sale that is going down. There are some



1 situations where people are doing a quick sale, or some other situation where they are getting rid  
2 of the house and someone says that they can buy this house “as is.” Then they come back and say  
3 that they don’t necessarily want to pay for that. We understand that. Those that are being sold “as  
4 is,” that’s where the biggest problem is.

5  
6 Trustee Thomas stated that hers wasn’t “as is,” or a foreclosure. Those things that were identified  
7 to her, the person had a cover, but it wasn’t a cover that she would want on there either. That  
8 should have been addressed before they got clearance. They said this house was up to Code  
9 according to the Village. So now she moves in and she is told when she goes to get the water  
10 turned on they said, “We can’t do that. We can’t give you occupancy because you need to do  
11 these things.” It is on a Tuesday. The Village Inspector is not going to be available until another  
12 day. Whatever the day was, it was a day they didn’t do it. She had to call her attorney and go  
13 through all these steps again to get this situation resolved. She stated that she had a key. What are  
14 you going to do if she does go in there? They said that you are not suppose to without a  
15 Certificate of Occupancy. It was very frustrating. She felt like why did she move here to be  
16 treated so cold.

17  
18 Village President Burke stated that we do not want that to happen. He talked to people during the  
19 Campaign that told him some of the same stories. Village President Burke stated that he and  
20 John have talked about this. The bottom line is, we need to try to figure out a way to tighten this  
21 up. People who are leaving, we owe something to them that they would like to sell the house and  
22 get the maximum. The people that are coming in, we want to make sure that they are going to be  
23 future neighbors that are going to be happy to be in Olympia Fields. He stated whatever you can  
24 do to look into this, to try to find out what we can do to put a box around this. Can you report  
25 back on that for the next Board Meeting? Mr. McDonnell stated okay.

26  
27 **Kudos on the Lower Water Bills** – Mrs. Sandra Finley stated on her refrigerator is her new  
28 water bill. She thanked the Board and the Administration for the herculean work that must have  
29 gone on behind moving that water rate down. She stated that because of her understanding of the  
30 way that you did it, that you worked thoughtfully to do it, the change is sustainable. It’s not a  
31 discount. It’s not something leftover from the Budget that was going to make something else  
32 happen. It is a real strategic approach as to here is how we will manage the business of our water  
33 in Olympia Fields. She trusts it. She now makes her Budget against what it is that she knows will  
34 be something that is a permanent part of one of the features of the blessings of living in Olympia  
35 Fields. She files this one under, Promises made, promises kept.” She wanted to thank you. If you  
36 continue to do everything with this kind of depth of thought, and analysis, she has no doubt that  
37 the changes that are going to be made will be like pillars that support the other strategic things  
38 that have to be considered as to how we do things. It is on her refrigerator with a magnet, with a  
39 big circle around it on the day that she is going to pay it. Now we just have one job, trying to  
40 figure out how to use less water since it’s cheaper. Now we have a tool that will help us do that.  
41 She stated thank you for that very much. “Promises made, promises kept.” (There was a round of  
42 applause).

43  
44 **Concerns on Wal-Mart** – Mrs. Carol Tagler stated that she lives behind Wal-Mart. That’s her  
45 concern. We pay them money back. No, she doesn’t think so. She gets little sleep living behind  
46 Wal-Mart. She stated thanks to the gentleman in the back who tries really hard to keep them  
47 quiet. You have no idea. Tonight, his Police Department came over and between 5:15 and 6

1 o'clock, there was at least nine cars making lots of racket sitting by the fence. They are not  
2 suppose to. There are no speed bumps. They barrel in. Vroom, Vroom. The windows shake. You  
3 can't open them. You can't sleep. She called the Police Department and said, "This guy has been  
4 out here 20-minutes now in the lot." Her grandson is trying to sleep. She is getting a little tired of  
5 this. This is every day, seven-days a week that they go day and night and they don't care. She  
6 stated if you go across the street to Food 4 Less you never hear it. You never hear one Vroom,  
7 Vroom, Vroom. None of it. She has lived here 39-years. She has seen it all. This is the worst.

8  
9 Mrs. Tagler stated that we have water standing in the back because they have that pond that is  
10 higher than our foundations. They have had cracks in the foundations. The people to the east of  
11 her would be here, but the gentleman has cancer and is sick. They have had water, mice. We've  
12 had mice, water, a crack in the foundation. She stated that in 39-years she has never had a crack  
13 in the foundation. Everything just shakes all the time. They do not care. They put the Bobcat out  
14 there at night. They are vacuuming the parking lot from a quarter to one to 2:30. Who does that?  
15 That's ridiculous. It's like where do we live? Do we live in Olympia Fields? Is there quiet?  
16 Never. She doesn't know what quiet is.

17  
18 Mrs. Tagler stated that the trees that you are talking about, they built their fence this far off the  
19 ground. All the paper comes under the trees, the fence, the yard. They didn't want to be  
20 responsible for their three-feet of dead trees. They are there. The branches are falling in her yard,  
21 on her roof. This didn't do us any favors. We live on the block from hell. It has not been fun.  
22 They may be bringing a lot of money, they aren't bringing it to us. Our sump pumps run all the  
23 time. It is constant. We don't know why. The gentleman in the back is with me. He will tell you.  
24 It's terrible. They are new to the neighborhood. She has been here 39-years. It is the sorriest two-  
25 years of her life. She works at Jewel so she knows what stores do. She knows how they will help  
26 us. They are not helping us. If you are trying to go across the street on Western when they are  
27 going to O'Reilly's, you know those accidents we always have at the corner where the bar use to  
28 be? We could have a few more. They could be fatal because they don't care. You better slow  
29 down. It's terrible. She doesn't know who decided that "they" should come in this way and just  
30 go right across to Brookwood. It is like Indy 500. There are no speed bumps. There are no signs  
31 posted, "No loud music." "No fast cars." She stated that the trucks, they never go out on 30, nor  
32 do they go out on Brookwood. They go in and out Western all night long. Who designed that?  
33 Who thought that was a good idea because it's not? If you lived there one-week you would  
34 move. Sit there between three and 12 and you would really move. You would think we had the  
35 racetrack in Wal-Mart. They are suppose to park over there by the gas station. Who comes in  
36 there with their radio blaring at a quarter to 5 in the morning. Nobody. They do. All night long,  
37 every night. She is a heart patient and she is not really happy about it. Enough is enough. She  
38 stated that her husband is an attorney. He was wondering how did they built that pond above  
39 their foundation this much. Who let that go on? They are not suppose to build it higher than their  
40 foundations. We are always going to have sitting water back there. Is anybody going to help us,  
41 or are we going to bother that poor police captain back there and make his people who get paid  
42 enough money to take care of this Village, not be able to take care of this Village because they  
43 are going to sit at Wal-Mart all night and tell them to be quiet? It's a big waste of our money.  
44 She stated that she is sorry.

45  
46 Village President Burke stated that's okay. He has been over to her neighborhood. Mrs. Tagler  
47 stated that she knows you have been. You left us a thing in the mail. That is so nice. Village

1 President Burke stated that he went over there because he heard about water coming down there.  
2 He heard about garbage. We tried to make sure that that has been kind of cleaned up. There is  
3 suppose to be an underground storage tank that collects that water. Mr. McDonnell stated yes,  
4 there is. Village President Burke stated that it must not be functioning like it was suppose to.  
5 Mrs. Tagler stated that if you didn't live there you wouldn't believe it. Village President Burke  
6 stated that he knows about some of the things that she has been talking about. Mrs. Tagler stated  
7 that she is sure that he does because she has seen him over there. Village President Burke stated  
8 that he has been over there to talk to the neighbors about it. One thing that Mrs. Tagler talked  
9 about is speed bumps. Can we put some speed bumps in there? Can we get some signs up that  
10 say, "No Loitering," or "No Cars after a Certain Hour?" One of the things that they wanted to do,  
11 they wanted to be able to do online shopping. They wanted to put the pickup in the back. We  
12 said, "No, no, no. You are not going to do that because what is going to happen is those flood  
13 lights are going to be lighting up that whole neighborhood." Mrs. Tagler stated that they did until  
14 just recently. They just cut them down. Village President Burke stated that you have to put it at  
15 the front of the store. They agreed to do that to alleviate the lights back there. He stated that they  
16 cut them down. Okay. That was something that we were on them about. The noise factor is  
17 something that we are just hearing about. If there is something that we can do as far as signs  
18 and/or speed bumps to address these things. He stated that Cindy to taking a note on those items.  
19 We will get back to you. Mrs. Tagler stated that it is terrible. Village President Burke stated that  
20 we will have a plan in the next couple of weeks on how we are going to deal with this. He sees at  
21 least one person in the audience who has complained a lot about Wal-Mart. Mrs. Tagler stated  
22 that he lives next door to her. We are at the end where we hear it.

23

24 Village President Burke stated that there are other people who go to shop there. They are not  
25 happy with the trash that is out there. There is a list of things that we heard from a Code  
26 Enforcement point of view. We will get with the Chief. Mrs. Tagler stated that he has been  
27 trying. Tonight, she called. She told them about the 20-minutes. They must have sat there for  
28 about 45. Everyone that came in, as soon as they got by the fence they made them stop. They  
29 must have made them calm down. It's unbelievable. If we thought the car dealers were bad with  
30 their paging, no. Don't invite anybody to your house for dinner. They want to know what you are  
31 doing outside, what party you weren't invited to. It makes that bar that was across the street look  
32 like it was nothing. It's terrible. The one they closed. Village President Burke stated the one in  
33 Chicago Heights. Mrs. Tagler stated that this is all the time though. They do it from morning  
34 until night. Tell you to sleep in the day, forget it. You are not sleeping. General Hospital is on.  
35 So is the beeping and the noise. They think it is a party because they can just run right in. They  
36 don't have any sense of slowing down, not going on Western and killing you. They don't care.  
37 When you go and complain they go, "Oh, well." That better not be my grandkid that is walking  
38 to Wal-Mart and gets hit by that car that is running across to O'Reilly's. That's all she has got to  
39 say because she is going to be real upset.

40

41 Village President Burke asked Mrs. Tagler for her name. Mrs. Tagler stated Carol Tagler. She  
42 lives at 2430 Troy Circle.

43

44 Trustee Thomas stated that she hears about speed bumps. She is not a speed bump fan. Mrs.  
45 Tagler stated that she is not either. Trustee Thomas inquired whether or not there is some other  
46 kind of enforcement we can have. She stated there use to be a time Olympia Fields was one of  
47 those communities that had a reputation. You don't do certain things in Olympia Fields because

1 you will get a ticket. She was in Naperville for a couple weeks. She went back in a couple weeks.  
2 As they were taking her through all of the economic development, they kept saying, "This is one  
3 town you do not speed in." The people know. They tell other people. We can't lose that here.  
4 Mrs. Tagler stated that we've lost it. Trustee Thomas stated that it is sad. She stated that  
5 Wal-Mart, aside from being an eyesore, it is a dirty place. She doesn't go in there anymore. It is  
6 unsafe. They had a lot of things happen. She stated with some of the money that we have in  
7 there, is there anything wrong with making Wal-Mart have a very nice, sound proof wall, sound  
8 barrier that wouldn't take away from the aesthetics of the homes? If they really love the  
9 communities that they are in, they should be willing to participate in this process. She doesn't  
10 know if that would solve all of her noise problems. She has seen those walls. She knows that  
11 they are effective. Mrs. Tagler stated that they are very effective.

12  
13 Trustee Thomas stated maybe that is something. Mrs. Tagler stated maybe not even a speed  
14 bump. We have to ask the question as a community, if the Heights has Food 4 Less, and one  
15 policeman in the door, and White Castle and that strip mall right there, how come you never hear  
16 any of that noise at Food 4 Less? Never. We have been going in and out and checking it out, all  
17 the neighbors. We have. A gentleman stated that there are no houses over there. Mrs. Tagler  
18 stated that the people still go in there with their cars. They still go, "Vroom, Vroom, Vroom."  
19 The kids still go in there. How come you never hear it in the Heights, never? Her neighbor is a  
20 Cook County Sheriff's Police. He said the same thing that you never hear any noise at Food 4  
21 Less. Even at night. Ask yourself why?

22  
23 Village President Burke inquired of Chief Krull when the officers go in at night are they  
24 ticketing these people. Mrs. Tagler stated that we would make a lot of money.

25  
26 Chief Krull stated that we have a standing order that if we have a squad available, to have a  
27 squad there at Wal-Mart's shift change which he believes is from three to 4 o'clock. He thinks  
28 that is where all the noise and all the traffic is. Mrs. Tagler stated yes. Chief Krull stated that we  
29 have been trying to shoo the employees out of there. We have spoken with the General Manager  
30 at Wal-Mart. He was suppose to check with his employees and ask them to try to behave.

31  
32 Village President Burke inquired of Chief Krull whether or not we have been giving tickets to  
33 people. Chief Krull stated that it is private property. We can ticket for some kind of loud noise.  
34 Trustee Thomas inquired what about speeding. Chief Krull stated that is very difficult to enforce.  
35 We would have to have some additional signage over there as well. We can certainly try to look  
36 into that. He will work with John McDonnell on signage. Trustee Thomas inquired what about  
37 the City of Chicago cameras that document your speed and send you your ticket in the mail.  
38 Chief Krull stated that you can't do it. Chicago is Home Rule. It's a good idea.

39  
40 Mrs. Tagler stated food for thought, if you want to make revenue you would make it there.  
41 Village President Burke stated that we want to solve the problem. Mrs. Tagler stated for us too or  
42 maybe we will all just move out. That is kind of the general consensus. We have mice from the  
43 dumpsters.

44  
45 Village President Burke assured Mrs. Tagler that we will get into this. He knows that there have  
46 been enough complaints about the water, about trash underneath the fence. Mrs. Tagler stated  
47 cracked foundations and the vibrations. We appreciate it. Village President Burke stated that we

1 will get into this. That will be an item that we are going to try to address for the next meeting.  
2 Mrs. Tagler stated that she wants what she wants. She came here when her kids were afraid to  
3 walk down past the street after 9 o'clock because the police would come and say, "Don't you  
4 know there are no street lights? This is Olympia Fields and 9:30 is your curfew." They look at  
5 me now and go, "Yeah, sure, mom." They are 33. Nothing is a curfew here. You need to move.  
6 They tell her that every day. She likes her neighbors. She doesn't want to move. She knows the  
7 whole block. She has lived there 39-years. She likes this Village. She moved here a long time  
8 ago. Trustee Thomas stated that we want you to stay. We don't want you to move. Mrs. Tagler  
9 thanked the Board for their time.

10  
11 Mr. Collier stated that we may have solved the problem already. As the Police Chief indicated  
12 you can ticket a person for loud noise. Perhaps one solution is that the police start effectively  
13 doing their jobs. He stated a situation like in Chicago you get a speeding ticket, the first time you  
14 don't pay it then it doubles. Ticket those people who are making those noises. Stipulation if you  
15 get a second ticket, your fine doubles or triples. It is not going to be an impossible thing. All we  
16 have to do is have the police roll up in there and enforce the thing. Loud noise, we already have  
17 an Ordinance in place against it. Now, what we need to do is make the police enforce the  
18 Ordinance. We have the right to give them a ticket. Give them a ticket. If you have to ticket them  
19 every night, give them a ticket. Eventually, they will stop coming there.

20  
21 Trustee Matz stated that we need to post a sign that says, "Loud Noise Enforcement." Mrs.  
22 Tagler stated in the parking lot, but you don't have them in the Village. Mr. Collier stated that  
23 the point is that we already have an Ordinance on the books to correct that. We just need to  
24 enforce it. The police roll up in there and explain from now on if you are in here you are going to  
25 get a ticket. The next time he rolls up in there give them a ticket. Chief Krull stated we can do  
26 that.

27  
28 Village President Burke stated that we will get back to both of these situations. In the next couple  
29 of weeks, we will figure this out. He has been over there a couple of times. He thought that we  
30 had fixed this. We never heard about the noise. It never got to us about noise. We knew about  
31 paper and water going underneath the fence. We never heard anything about the loud noise. He  
32 thanked Mrs. Tagler for her input. Village President Burke closed Public Comment at 8:45 P.M.

33

34 **NEW BUSINESS:**

35  
36 **Beautification Committee's Tree Program** – Trustee Hudson stated that we are planning to  
37 have a Tree Program. If you are interested in getting a tree with 50% off of the tree, the Village  
38 will eat the other 50%. You can call Public Works and let them know that you are interested.  
39 They will give you the list of trees that are going to be available. We will need your information  
40 as soon as possible. If you know of anyone in any area that would like to have a tree planted, we  
41 can also provide that. The gentleman that is picking up the trees will plant it for you for an  
42 additional amount.

43  
44 Village President Burke inquired of Trustee Hudson whether or not there is a minimum of how  
45 many trees you can get. Trustee Hudson stated that it depends on how many people call. We ask  
46 people to limit it to two. If no one calls but one person and we have ordered the trees, we can get  
47 back in touch with them and let them know that they can have additional trees.

1 Village President Burke stated that came up last year where people thought that they could get  
2 more than the original amount. He just wanted to make that point.

3

4 **RESIGNATIONS AND APPOINTMENTS:**

5

6 Resignation – Richard Gibb from the Economic Development Commission –

7

8 **Motion by Trustee Pennington, second by Trustee Thomas to Accept the Resignation of**  
9 **Richard Gibb from the Economic Development Commission and Authorize a Letter to be**  
10 **Sent on Behalf of the Village Board of Trustees.**

11 **Voice Vote: All Ayes Motion Carried**

12

13 Appointment – Fritz Meyers to the Public Safety Committee -

14

15 **Motion by Trustee Pennington, second by Trustee Matz to Approve the Candidacy of Fritz**  
16 **Meyers to the Public Safety Committee, for a Term to Continue until a New Appointment**  
17 **is made by the Village President.**

18

19 Trustee Hudson inquired whether or not he is here. Village President Burke stated no. He has  
20 lived here for 25-years. Trustee Hudson inquired of Village President Burke whether or not we  
21 invited him to the meeting. Village President Burke stated that he didn't invite him. He was not  
22 told to be here.

23 **Roll Call: Ayes (5-0) Motion Carried.**

24

25 **ADJOURNMENT:**

26

27 **Motion by Trustee Pennington, second by Trustee Matz to adjourn the Board Meeting at**  
28 **8:48 P.M.**

29 **Voice Vote: All Ayes Motion Carried.**

30

31 Respectfully submitted by Faith Stine.

32

33

34

35

36

37

38