

1 **MINUTES OF THE VILLAGE OF OLYMPIA FIELDS**
2 **REGULAR MEETING OF THE BOARD OF TRUSTEES**
3 **Held on August 24, 2009**

4
5 The Regular Meeting of the Board of Trustees was held on Monday, August 24, 2009, at
6 the Olympia Fields Village Hall and was called to order by President Jones at 7:30 P.M.
7 The assembly recited the Pledge of Allegiance. The Clerk called the roll.

8
9 Present: Trustees – Gibson, Ormsby, Pennington, Nale, and Meyers-Martin
10 President Linzey Jones
11 Village Clerk, Judi Kay Rangel
12 Village Administrator – David Mekarski

13
14 Absent: Trustee Oliver

15
16 **MINUTES:**

17
18 **Motion by Trustee Gibson, second by Trustee Meyers-Martin to approve the**
19 **Minutes of July 13, 2009, as presented.**

20 **Voice Vote: All Ayes (5-0) Motion Carried.**

21
22 **BILLS FOR APPROVAL:**

23
24 President Jones stated that he has Bills for Approval totaling \$81,120.07. President Jones
25 informed the members of the audience that the bill payments are listed on the Village's
26 Website within a few days of their approval.

27
28 **Motion by Trustee Pennington, second by Trustee Nale to approve the payment of**
29 **bills for August 24, 2009, in the total amount of \$81,120.07.**

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

31
32 **COMMUNICATIONS AND PETITIONS:**

33
34 President Jones opened up Communications and Petitions at 7:32 P.M.

35 **Summer Landscape Awards** – Trustee Ormsby stated that she is excited to announce
36 the summer landscaping awards. The Beautification Committee has done this for the past
37 nine years. Arlene Burke, Chairman of the Beautification Committee, stated that the
38 Beautification Committee had asked the Homeowners Associations to nominate the top
39 three homes from their neighborhoods. The Beautification Committee then selects the
40 three winners from the homes that were nominated by the Homeowners Associations.
41 This is the first year that the Beautification Committee has recognized the Homeowners
42 Association that has the most beautiful landscape throughout their entire neighborhood.
43 She stated that this year the award goes to Wysteria. (There was a round of applause). Dr.
44 Ernie Gibson, President of the Wysteria Homeowners Association, accepted the award on
45 behalf of the Wysteria Homeowners Association. Trustee Ormsby stated that everyone

1 thought that Wysteria was so beautiful, that it should be an inspiration to the other
2 Homeowners Associations to strive to that beauty.

3
4 Mrs. Burke stated that the third place Summer Landscaping Award goes to the Francisco
5 family at 97 Graymoor. (There was a round of applause). They will receive a \$50.00 Gift
6 Certificate to Bizios. Mrs. Burke stated that the Francisco Family does their own
7 landscaping and planting of flowers. She stated that everyone should drive by to see this
8 yard because it is outstanding.

9
10 Mrs. Burke stated that the second place winner was the Jacob Family in The Greens.
11 They reside at 2470 Glen Eagles. They will receive a \$75.00 Gift Certificate to Bizios.
12 (There was a round of applause). Mrs. Burke stated that the first place winner goes to the
13 Southall Family in Arcadia. They live at 20601 Arcadian Drive. (There was a round of
14 applause). They will receive a \$100.00 Gift Certificate to Bizios.

15
16 **Introduction of the Building Commissioner and Code Enforcement Officer** – Trustee
17 Ormsby as Liaison to the Building Department, introduced John McDonnell who is the
18 new Building Commissioner. (There was a round of applause). Mr. McDonnell stated
19 that he brings years of experience with him. He previously worked in two of the
20 neighboring communities. He believes that he will enjoy his time here. Trustee Ormsby
21 stated that she and Trustee Gibson have already had several meetings with Mr.
22 McDonnell and that they are keeping him very busy.

23
24 Trustee Ormsby introduced Reginald Ford who is the new Code Enforcement Officer.
25 (There was a round of applause). Mr. Ford stated that he is a resident of Olympia Fields.
26 He brings years of experience with him in dealing with people, and understanding codes
27 and contracts. He looks forward to working with everyone. Trustee Ormsby thanked both
28 of them for coming this evening.

29
30 **Clarification of Ordinances and Associated Fees** – Mrs. Kathleen Wilk stated that she
31 attended the June 22nd meeting in regard to the Building Codes and the cost of the
32 Building Permits for residents, which start at \$105.00. At the June 22nd meeting she
33 provided the Board with a list of Permit Fees from the surrounding Villages. At that time,
34 the Board was going to take this under consideration. Mrs. Wilk inquired as to whether or
35 not anything had been done to restructure the Permit Fees, as well as trying to simplify
36 the Code of Ordinances that are currently on the Village's Website.

37
38 Trustee Ormsby stated that she, along with Trustee Gibson, met with the Building
39 Commissioner last week regarding that very issue. They are also looking into some other
40 Ordinances that they believe are a little complicated and overpriced. The Village wants
41 the residents to improve their property and not prohibit them from improving their
42 property. Trustee Ormsby thanked Mrs. Wilk for bringing the matter to their attention,
43 and she assured Mrs. Wilk that they are definitely working on those issues.

44
45 **Event at Currie Motors Site** - Mrs. Lorraine Laskowski stated that her family has
46 resided on Troy Circle for 31 years directly behind Currie Motors. She lodged a formal

1 complaint about the situation that occurred a week ago Sunday with the Sound
2 Competition that Currie Motors held on their site. She stated that there was four and a
3 half hours of horrific noise. She stated that the police came and couldn't do anything
4 about it. No Permit was issued to Currie Motors for this event. She wants to make sure
5 that there are no further incidents like this.

6
7 President Jones stated that he had a conversation with Matt Currie the general counsel of
8 Currie Motors. He is confident that there will not be a repeat of this problem. Currie
9 Motors received a Citation. The police felt they could not shut down the event due to the
10 large number of people that were there. Usually, 100 people are in attendance, but this
11 time there were a thousand people.

12
13 Mrs. Laskowski stated that it has been one problem after another with Currie Motors
14 relative to the lighting situation, loudspeaker noise, and the paging system on site.
15 President Jones stated that all he can ask her to do is to call the police and complain. The
16 police will go over and ask them to tone it down. Mrs. Laskowski inquired as to how she
17 could find out about the Court date so that she could be present. President Jones
18 suggested that she contact the Building Commissioner tomorrow, due to the fact the
19 Citation was written as a Building Code Violation, to find out when the Court date is.
20 Mrs. Laskowski felt that an apology to the neighborhood by Currie Motors would be a
21 show of good faith. Mrs. Laskowski thanked President Jones and the Board for their time.

22
23 Mrs. Laskowski's neighbor stated that the event was on WGCI. It was still going on at 6
24 P.M. President Jones stated that due to the fact it was on the radio that helped to draw the
25 large crowd. He stated that the Village is on top of it.

26
27 **Graymoor Homeowners Association** - Mr. Leon Francisco, President of the Graymoor
28 Homeowners Association stated that he wanted to thank the Village for the upkeep that is
29 being done with regard to the homes that are in foreclosure and the overgrown grass.

30
31 **Crossover from Travers to Graymoor** – Mr. Francisco stated that Mrs. Mack had
32 spoken to the Board previously regarding the accident with Mrs. Lipshutz. He stated that
33 one of the officers went out and took a look at the light sequence at Joe Orr Road and
34 Western Avenue. He wanted to provide an update to Mrs. Mack as to what will happen, if
35 anything, in trying to change the sequenization of the lights at Western Avenue, and
36 whether or not there is anything planned in terms of signage right at the Joe Orr entrance
37 of Graymoor where we can have people slow down. President Jones stated that Mrs.
38 Mack had an in-depth conversation with the police department about the circumstances of
39 that accident. President Jones was informed that the accident rate is extraordinarily low
40 on this roadway system. He stated that the County has jurisdiction over Joe Orr Road.
41 The Traffic Studies will not support changing things. President Jones was not aware that
42 the police department had taken a view regarding the sequence of the lights. Trustee
43 Meyers-Martin stated that had not been discussed. Mr. Francisco stated that the
44 Homeowners Association would like to have a determination, or finding, in regard to the
45 study conducted by the officer. President Jones stated that it was done very informally.
46 He stated that usually the Village engages the engineers to perform a Traffic Study.

1 President Jones stated that they would try to get follow-up directly to Mr. Francisco
2 regarding that matter. President Jones closed Communications and Petitions at 7:50 P.M.
3 Administrator Mekarski stated that he would move up his agenda item pertaining to The
4 Traditions to accommodate the residents that are present in the audience.

5 *****

6
7 **REPORT OF VILLAGE ADMINISTRATOR:**

8
9 **Completion of the SSMMA-South Suburban Housing Collaborative Grant
10 Application to Cook County for Consideration of a Neighborhood Stabilization**

11 **Fund (NSP) Program** – Administrator Mekarski stated that there is a Memorandum in
12 the Board Packet dated August 24, 2009. He passed out copies of the Memorandum to
13 the residents in The Traditions. He stated that the administration is very pleased to have
14 the opportunity to submit along with 21 other communities, a collaborative strategy
15 towards addressing some of the issues that have been impacted because of our Nation's
16 Economic Crisis including foreclosed homes throughout the region, and in Olympia
17 Fields in The Traditions where the developer defaulted on his full obligations.
18 Administrator Mekarski stated that the Village has prepared an application that will go in
19 consortium with the other 21 communities to address a three-prong strategy to address
20 some of the issues of our economic crisis. 1. The Village is looking to purchase five
21 foreclosed homes in the Village. The Village would like to purchase them at a cost of
22 \$200,000.00 each. The homes would be rehabilitated and placed back on the market. The
23 Grant request to perform this strategy is for 1.325 Million Dollars. The properties
24 involved in Olympia Fields are as follows: 2430 Athens Road, 436 Brookwood Drive,
25 2611 Country Club Drive, 21 Graymoor Lane and 114 Graymoor Lane. There are no
26 guarantees that the Village would receive those funds. It is a competitive Grant
27 Application with other governing entities throughout the region. Administrator Mekarski
28 stated that the Village's Comprehensive Collaborative Strategy is getting National
29 attention as a model for communities around the United States working together to
30 address our Nation's Economic Crisis.

31
32 The second part of the strategy is the demolition of two single-family REO properties.
33 They have been gutted and are mold infested. The two properties that were demolished in
34 Olympia Fields are: 20850 London Drive and 2527 Oakwood Drive.

35
36 Administrator Mekarski stated that the last strategy is probably the only PUD
37 Development, The Traditions that has been submitted to the County towards trying to
38 receive Federal Dollars to infuse back into the development to correct deficiencies that
39 were defaulted by the original builder, George Arquilla Builders. This resulted from a
40 brainstorming session with the South Suburban Mayors and Managers Association and
41 Joe Martin from Diversity, Inc., and the Chicago Metropolitan Housing Development
42 Corporation and the Administration. Administrator Mekarski stated that they looked at
43 what the developer defaulted on in terms of public improvements. This consists of road,
44 curbing, miscellaneous landscaping and light issues for a total application of
45 \$272,000.00. The second strategy is to try to correct the failing Fire Suppression System
46 that has impacted the residents within the quads. The cost to correct the Fire Suppression

1 System in each unit is \$35,000.00. The total Grant Application is \$560,000.00 to address
2 16 units. The Fire Suppression System is the water suppression that would initiate during
3 a fire. In this instance, the PCP piping is breaking in the middle of the pipe and not at the
4 seams. It appears that there was some oil contamination that possibly entered the pipe
5 during manufacturing, making the pipe very brittle and not meeting its material
6 specifications. Administrator Mekarski stated that there is no guarantee that the Village
7 will receive the requested funds.

8
9 President Jones stated that he has to applaud Administrator Mekarski for his work in this
10 matter. He is proud that this Board and the Administration took this critical step. He
11 stated that we couldn't wait for the market place to correct this problem whether it is
12 through the Village buying these homes and rehabilitating them or tearing some down.
13 He stated that the residents of The Traditions are near and dear to us. He hopes that a
14 developer does see the vitality of The Traditions. In the meantime, the Village is going to
15 continue to support them and will continue to cut the grass, and do the little things that it
16 can do to make their quality of life a little bit better there.

17
18 Mrs. Eloise Houston thanked Administrator Mekarski on behalf of all the residents of
19 The Traditions for all of his hard work for the past year. They are very appreciative of
20 everything that he has done for them. (There was a round of applause).

21
22 Administrator Mekarski stated that he wanted to give a special acknowledgement to Joe
23 Martin. Mr. Martin is the Chairman of the Community Relations Committee. He is one of
24 the region's foremost scholars on housing. Administrator Mekarski stated that Mr. Martin
25 facilitated a lot of contribution to that brainstorming session.

26
27 **Authorization for the Village President to enter into a Consultant Services**
28 **Agreement with Teska Associates for the Production and Implementation of a Tax**
29 **Incremental Financing Plan (TIF) for the Lincoln/Western Planning Corridor –**
30 Administrator Mekarski introduced Michael Hoffman who is a Planning Consultant from
31 Teska Associates. He stated that Mr. Hoffman has been very instrumental in working on
32 economic development strategy. The Village secured a DCEO Grant to help revitalize the
33 Lincoln/Western Corridor and, in particular, the Harold Motors and Currie Motors
34 quadrant of the Village.

35
36 Mr. Hoffman stated that they are looking into this area to see if it qualifies to create a Tax
37 Increment Financing District, which would allow the Village to partner with the private
38 property owners to promote redevelopment in this area and provide an effective financing
39 mechanism in order to do that. In order to qualify they have to meet certain criteria.
40 Teska Associates are looking to the Village to enter into a contract with them in order for
41 them to do this. Mr. Hoffman presented a PowerPoint Presentation to the Board. The area
42 that Teska Associates is studying, includes the southwest corner that would include
43 Olympia Corners with the Jewel and McDonalds, as well as the northwest corner which
44 includes the former automobile dealerships up to Charter One Bank. The Eligibility
45 Study will determine what the boundaries are of the TIF. The Redevelopment Plan will
46 include some financial projections and it will define what types of uses Teska would like

1 to see happen in this area. The Eligibility Study portion should be completed within a
2 week.

3
4 President Jones stated that if the Village puts the TIF in, it would create a source of
5 capital that can be used for infrastructure improvements to the Harold Motors site. He
6 stated that residents could come to Village Hall to get a copy of the plan of future uses for
7 this area. That plan has already been done. Those uses would not include a new car
8 dealership or the current car dealership at that location. The Village wants to bring in big
9 box or other Class "A" Retail to that location. When the land is all assembled, there will
10 be close to 23 acres there. The goal is to have something there within the next two to
11 three years that the residents can be proud of and use. He went on to state that if a TIF
12 can be created for the Jewel Shopping Center, the hope is that a new Jewel Store would
13 be built on that site.

14
15 Administrator Mekarski stated that the Village has been working on this for the last year
16 or two. It has all been funded through a \$30,000.00 Grant that the Village received from
17 DCEO. That amount was matched with \$20,000.00 of developer contributions.
18 \$50,000.00 of non-tax dollars drove the whole comprehensive strategy. Based on the
19 action taken this evening, the consulting cost will be \$20,000.00. However, 50% of that
20 cost will be picked up by the developer and, ultimately, the entire element is reimbursable
21 under the TIF District with future tax incremental revenues. Ultimately, this will be of no
22 cost. In the Motion the Village is borrowing \$15,000.00 on an interim basis from the
23 Unencumbered Fund Balance until the developer reimbursements come in and,
24 ultimately, the reimbursement from the TIF District.

25
26 Mr. Hoffman stated that the Village does need to pass a Resolution of Intent. It states that
27 the Village will be studying the potential of creating a TIF District for this area. If the
28 Resolution is passed, then the Village can reimburse itself for the fees to Teska
29 Associates through TIF Revenue when it is available to the Village. President Jones
30 stated that the Motion that he is asking the Board to approve this evening, in no way
31 hinders the Board's ability to adopt the Resolution at the next meeting.

32
33 **Motion by Trustee Pennington, second by Trustee Meyers-Martin to authorize the**
34 **Village President to enter into a Consultant Services Agreement with Teska**
35 **Associates, Inc. for the production of a Tax Increment Eligibility Study and**
36 **Redevelopment Plan and Program for the intersection of Lincoln Highway and**
37 **Western in an amount not to exceed \$20,000.00 with up to 50% of the cost being**
38 **reimbursed from Salamone Builders; and authorizing the Village's Finance Director**
39 **to establish a separate "TIF Account" to manage all escrows, revenues, and**
40 **expenditures associated with the development of the study and implementation of**
41 **plans within the District; and further authorizing the appropriation of \$15,000.00**
42 **from the Village's Unencumbered Fund Balance of the General Fund to finance the**
43 **Village's planning and legal consulting services associated with this initiative.**

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

45

1 **Preliminary Approval on Grant Agreement for \$122,821.00 SBA Grant for Multi**
2 **Community Retail Redlining Initiative** – Administrator Mekarski stated that the
3 Village received an award from Congressman Jesse Jackson, Jr. and Senator Durbin in
4 the amount of \$122,821.00 to pull together the four communities consisting of the
5 Village of Olympia Fields, the Village of Richton Park, the Village of Matteson and the
6 Village of Park Forest towards trying to define some innovative strategies to combat an
7 issue they refer to as "Retail Redlining." He stated that economic development in a
8 diverse community does not happen by accident. Administrator Mekarski stated that the
9 retail community looks not at the strength of our diversity as we do. They look at the
10 community with stereotypes and connotations to what they believe a "black community"
11 is. The Village is going to hire Teska Associates, Inc., BDI, and the University of
12 Chicago Illinois to come up with strategies to combat this process of "Retail Redlining."
13

14 Mr. Hoffman stated that this is a two-stage process. The first phase involves looking at all
15 of the retail areas and shopping centers within the four communities. They will look at
16 anything that is 20,000 square feet or above. A database will be prepared. They will look
17 at a lot of case studies to compare this area to other areas of the region and the country.
18 They will look to see what types of retail would be attracted to the area.
19

20 President Jones stated that our Federal Lobbying Strategy has resulted in an earmark that
21 is now in committee for an additional \$180,000.00. The Village is seeking the funding to
22 move forward with the next phase. Senator Durbin was with President Jones and
23 Administrator Mekarski as well as representatives of the other three communities. They
24 drove down Lincoln Highway looking at Lincoln Mall as well as the other shopping
25 centers along Lincoln Highway and into Chicago Heights. He could see the difficulties
26 that the area is having in regard to the quality of the shopping opportunities for the
27 residents. Senator Durbin could also see that this analysis is a test case that can be taken
28 to the suburbs of Atlanta, Oakland, or to any suburban areas around the country. The
29 strategies and the results that come from the implementation of those strategies can be
30 used throughout the country. President Jones believes that the success in this effort will
31 be known nationally, and that it will benefit all four communities. He stated at the State
32 level they know that we are on the forefront of trying to do what needs to be done to
33 improve the quality of life for our residents so that we don't have to travel to Orland or
34 River Oaks. President Jones thanked Mr. Hoffman for his help and for attending the
35 meeting.

36 *****

37
38 **FINANCE:**

39
40 **Ordinance #2009-09** - Trustee Pennington stated that the first order of business is
41 Ordinance #2009-09 – An Ordinance Amending Ordinance No. 2009-03, which
42 Amended Section 21-21(a) of the Olympia Fields Village Code to Adjust the Basic Water
43 Rates and Minimum Charges for Village Water Service in its Entirety. He stated that this
44 is on First and Second Reading.
45

1 **Motion by Trustee Pennington, second by Trustee Nale to approve on First and**
2 **Second Reading, proposed Ordinance #2009-09 – An Ordinance Amending**
3 **Ordinance No. 2009-03, which amended Section 21-21(a) of the Olympia Fields**
4 **Village Code to Adjust the Basic Water Rates and Minimum Charges for Village**
5 **Water Service in its Entirety.**

6
7 President Jones stated that this is a technical correction to an Ordinance that the Board
8 passed about three or four months ago. There were technical errors that overstated the
9 rates. Not the rates that the Village is charging, but the rates that were stated in the
10 document. This won't affect the rates that residents are being charged. That Ordinance
11 was passed in connection with certain applications that the Village was submitting to the
12 Illinois Environmental Protection Agency with respect to certain Stimulus Funds. That is
13 why the Ordinances were passed. It was determined that there were Scribner errors, and
14 that is the reason for the corrections.

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

16
17 **Ordinance #2009-10 – Motion by Trustee Pennington, second by Trustee Ormsby to**
18 **approve proposed Ordinance #2009-10- An Ordinance amending Ordinance No.**
19 **2009-02, which amended Section 21-48 of the Olympia Fields Village Code to adjust**
20 **the Basic User Charge, Minimum Basic User Charge and Fixed Fee for Receipt of**
21 **Village Waste Water in its Entirety on First and Second Reading.**

22
23 President Jones stated that there were Scribner errors in the Sewer Rate Ordinance that
24 was passed with regard to the Village's application for Stimulus Dollars. That is the
25 purpose for this.

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

27
28 **May and June 2009 Financial Statements –** Trustee Pennington stated that he would be
29 reporting on the Corporate Fund Financials for the months of May and June 2009. This
30 represents periods one and two of the Village's Fiscal Year. For the month of May the
31 Village budgeted for a deficit. The budgeted revenues were \$308,340.30. The actual
32 revenues for the month amounted to \$335,979.69 or 8% of budget. The expenses for the
33 month of May amounted to \$411,549.85 budgeted, against an actual sum of \$404,269.90
34 or 2% under budget. The total fund deficit budgeted was a deficit in the amount of
35 \$103,209.55 against an actual fund deficit of \$68,290.21 or 34% of plan. The fiscal year
36 to date actual, plus encumbrances for May 2009 is a deficit in the amount of \$68,290.21.

37
38 Trustee Pennington stated that with regard to the month of June, the Village budgeted for
39 a deficit as well. The total fund revenue budgeted was \$256,090.30, against an actual
40 realized revenue of \$302,654.63 or 15% of plan. The total fund expenses for June were
41 \$413,827.18 budgeted, against an actual realized expense of \$440,183.47. Expenses for
42 June were 6% above plan. The total fund deficit for June 2009 amounted to a deficit in
43 the amount of \$137,528.84 against a budgeted deficit in the amount of \$157,736.88. The
44 Fiscal Year to date actual, plus encumbrance for the month of June 2009 was a deficit in
45 the amount of \$205,819.05. There was a significant increase in police time. He believes
46 that is due to the fact that two new police officers were added to the force. On balance

1 there were some carryovers from the prior year that showed up in the 2009/2010 Budget.
2 That set forth the rationale for the deficits and budgeting thereto.

3
4 **Report on Recommendations from the Finance Committee relative to Financing
5 Residential Corrective Actions to Remediate Sanitary Sewer Code Violations –**

6 Trustee Pennington stated that his last report is on the recommendations from the Finance
7 Committee relative to Financing Residential Corrective Actions to Remediate Sanitary
8 Sewer Code Violations. President Jones had asked the Finance Committee to look at the
9 possibility of entering into a financial strategy to assist homeowners that were faced with
10 sewer connection issues as it related to the Village's Sewer Program. Trustee Pennington
11 stated that the Finance Committee met on August 18th. The Finance Committee reviewed
12 a draft proposal that was prepared by the Village Attorney. In the Board Packet is a copy
13 of the draft Memorandum prepared by the Village Attorney. The Finance Committee
14 agrees that providing aide to the construction efforts is good and serves the public
15 purpose of facilitating compliance with the MWRD and the IEPA requirements. The
16 Finance Committee agrees that from a business standpoint the Village needs to be
17 protected against a non-payment.

18
19 Trustee Pennington stated that with regard to the seven point methodology recommended
20 by the Village Attorney, the Finance Committee recommends the following: 1. The
21 Finance Committee agrees that the Village needs to assess the project's potential scope in
22 terms of the number of homes involved. This has been done because the Village has a list
23 of the homes that were in violation. 2. The Village should determine the amount of
24 money available, and cap the amount of money available for loaning purposes. The
25 Finance Committee agrees with item 3, that the Village should consider making a
26 condition that in order for people to be eligible for the loan, they need to select among a
27 group of "preferred" plumbers who know the issues at hand. If the list will be drawn up
28 by the Village, the Finance Committee is recommending that the Village take into
29 consideration those companies that are qualified MBE (Minority Business Enterprise or
30 FBE (Female Business Enterprise). With regard to item 4, which is "When the work is
31 completed, the Village will pay or reimburse the homeowner for the costs," the Finance
32 Committee believes that counsel should amplify this item. The question came up
33 regarding who is going to manage the entire process. Is it going to be managed by the
34 Village? He believes that it will. And will the Village pay in increments? He stated that
35 with most construction projects, the payments are paid out in incremental payments until
36 the work is done. The Finance Committee would like a more clarified point in regard to
37 item number 4. The Finance Committee is in favor of item number 5, which states the
38 Village will have a simple loan agreement with each homeowner. The Finance
39 Committee is in favor of instituting a surcharge on the water bill with respect to securing
40 the loan that will be taken out. The Finance Committee is in agreement with item number
41 6 in its entirety. Item number 6 is, "The agreement would also provide that it would run
42 with the land, meaning that if the homeowner who signs the agreement moves, the
43 agreement will still be binding on the new homeowner." The Finance Committee is in
44 agreement with item number 7 in its entirety. Item number 7 is, "The Village will record
45 the agreement against the property. That way, when the current owner sells the property,

1 this obligation will show up on title reports, thereby allowing the current owner and the
2 new buyer to adjust the remaining loan payment expense as part of their bargain."
3

4 President Jones stated that door-to-door inspections were held during the last year and a
5 half in regard to the Sewer Rehabilitation Program. This will not impact The Traditions.
6 This deals with the oldest 65% of the Village. During those inspections, a series of
7 violations at various addresses were identified. Many homes did not have any violations.
8 Some of the homes had serious connection issues. They were connecting their Storm
9 Water System directly into the Village's Sewer System. That is not permitted and it
10 causes severe taxing on the Village's Sewer System. The homes having connection
11 issues, the total cost is about \$625,000.00. The question is whether Village funds should
12 be available in a Revolving Loan Fund where residents could borrow short-term from the
13 Village at a low interest rate, perhaps 3% or 4% per annum, and they could reimburse the
14 Village through the payment of their water bill. He stated one disadvantage is the
15 additional work that will be involved for Village Staff, but that can be worked out. He
16 stated that it is tough times. Some residents are looking at an estimated cost of \$5,000.00
17 or more to make the necessary corrections to the system. This would allow the residents
18 to hire a contractor that has been approved by the Village to do the work. The Village
19 would then pay the contractor for the work. The Village would then bill the residents on a
20 monthly basis on their water bill to recoup that money. If the residents do not pay it, the
21 water will be cutoff. This is an option that is being made available to the residents. The
22 Finance Committee is generally supportive of this concept. There is a lot more work that
23 has to be done. The residents have to be notified of the violations and what the estimated
24 cost would be to remedy the situation. The homeowners would have a year to make the
25 corrections.
26

27 President Jones is recommending that the letters be issued to the homeowners notifying
28 them of the violations and the estimated cost to repair the violations. The letter will
29 reflect that the Board is considering developing a Revolving Loan Fund.
30

31 **Motion by Trustee Pennington, second by Trustee Ormsby to authorize the Village**
32 **President to bring back before the Board a Revolving Loan Fund Program.**

33 **Voice Vote: All Ayes (5-0) Motion Carried.**
34

35 President Jones stated that the Revolving Loan Fund Program would be formalized and
36 brought back to the Board for approval. A draft letter will be prepared. The draft letter
37 will be reviewed with Trustee Ormsby and Trustee Gibson, as well as with the Building
38 Commissioner. Once there is an agreement on the letter, it will be sent to the residents
39 that have violations. Those residents will be notified that the Village is considering
40 establishing a Revolving Loan Fund, which they can use to pay the cost of these repairs
41 with details to come.
42

43 Trustee Nale stated there is a total of 147 residents that are involved in the laterals.
44 President Jones stated that the Village is not addressing the laterals at all in this
45 Revolving Loan Fund Program. He stated that everyone connects from their house to the
46 Village's Sewer System. That is done through a "lateral." He stated that pipe is private

1 property. It belongs to the resident. There are laterals that need to be repaired. There is
2 about 1.2 Million Dollars worth of work in those laterals. Due to the fact, the laterals
3 connect to the Village's Sewer System; the Board needs to have further discussion on
4 whether or not it wants to have residents repairing those laterals. There could be serious
5 damage to the Village's Sewer System if there are a series of individual contractors that
6 the Village does not know, and does not control, working on the connections to the main
7 line Sewer System. The laterals are estimated at \$8,000.00 per household to repair.

8
9 Trustee Pennington stated that he is facing that situation at property that he owns in
10 unincorporated Matteson. He stated that it is a substantial cost, and that it is very hard to
11 find reputable companies that really know how to do that work.

12
13 President Jones stated that the Village wants to make sure that the work is done correctly
14 and in the most cost effective way, and in a way that will do the least amount of damage
15 to the trees and anything else. He stated that as a Board, we are not ready to decide that
16 issue. He would like to get through the current Sewer Lining Program. There is a major
17 phase left to do on that. He would like the Village to finish the Manhole Cover Program,
18 which still has more to do. The homeowners that have the smaller repairs that need to be
19 done, he would like to get those moving along. At that point, the Village can assess the
20 level of infiltration and inflow into the Village's System, and then decide on a reasonable
21 and prudent plan regarding the laterals over an extended period of time, whether it is five
22 or ten years. More information will be needed from the Engineers. He feels that the
23 Board should consider undertaking the lateral work itself to make sure that it is done
24 correctly. He feels that the Board should have control over how it gets done and when it
25 gets done.

26
27 Administrator Mekarski stated that the engineering strategy on this is to conduct a Flow
28 Monitoring Analysis once the Village has completed the main line repair, and the
29 manhole repair, as well as the major code violations with someone's sump pump being
30 illegally connected into the Sewer System. The IEPA and the MWRD does tolerate a
31 certain amount of infiltration of rainwater into the system. He stated at that point, the
32 Village might be within the tolerance levels with the IEPA and the MWRD to not go any
33 further.

34
35 Trustee Meyers-Martin inquired of President Jones after the letters are sent to the
36 residents notifying them of the violations, how much time do the residents have to notify
37 the Village as to whether or not they would avail themselves of the Revolving Loan Fund
38 Program, or if they are going to do the repairs themselves. He stated that another round of
39 notices will go to the residents once the paperwork has been completed on the Revolving
40 Loan Fund Program, advising the residents that they can come in and fill out the forms at
41 Village Hall.

42
43 Trustee Gibson inquired of President Jones as to whether or not the Village would be
44 inspecting the repair work that is done if the residents take care of the work themselves.
45 He stated that the Village would inspect the work. The letter will state that if they do the
46 repairs themselves, they should contact the Village in order for an inspection to be done

1 to make sure that they are in compliance with the Code Violation. If they have any
2 questions, they can contact John McDonnell.

3
4 Trustee Ormsby stated that perhaps the Village should have one of its Town Meetings in
5 order to clarify things for the residents. President Jones stated that could be done if
6 necessary.

7
8 Trustee Nale inquired of President Jones that if a resident had a repair bill for \$5,000.00,
9 and if it was added onto the water bill, what length of time would be involved to recoup
10 that. President Jones stated that he does not know. President Jones stated that he has to
11 bring this back to the Board. He has to work out all the details. There are still a lot of
12 details that need to be worked out.

13
14 **BUILDING:**

15
16 **Dead Tree Abatement** -Trustee Ormsby stated that at budget time she had budgeted to
17 have some of the dead trees removed that are on Village property. She met with the
18 Building Commissioner regarding this matter. The Code Enforcement Officer is making a
19 drive around to determine the ones that are most visible and the most dangerous that he
20 deems need to be removed. She stated that it is expensive to take a tree down. The Code
21 Enforcement Officer is issuing tickets to residents that have a dead tree in their yard. The
22 Building Commissioner has seen a lot of compliance with people coming in to obtain
23 Permits in order to remove the dead trees.

24
25 President Jones inquired of Trustee Ormsby as to the status of the request of the
26 developer on Lincoln Highway to trim trees. She stated that is tabled at this point.
27 President Jones stated that there was a request by the developer on Lincoln Highway next
28 to the CVS to prune some of the trees in the forest there. A review was done. President
29 Jones thought was to leave it as it is. President Jones stated that if there will be
30 development going on, then come in and we can revisit the situation. Trustee Ormsby
31 stated that she, Trustee Gibson, and the Building Commissioner believe that the sightline
32 for the CVS is visible. That was the developer's argument for pruning the trees. She
33 stated that we believe that it is very visible so it is a non-issue.

34
35 **PLANNING:**

36
37 **Sign Committee Update** - Trustee Gibson stated that the Sign Committee consisting of
38 herself, Trustee Ormsby, and the Building Commissioner met again to investigate and
39 contact the businesses, and try to correct the influx of shabby looking temporary signs
40 which are being placed again in various locations. Sometimes the signs are placed there
41 without a Permit. She stated that the Sign Committee would be updating the entire Sign
42 Ordinance. The Sign Ordinance would be presented to the Board very soon.

43
44 **Banner Ordinance** – Trustee Gibson stated that the Sign Committee is revisiting the
45 Banner Ordinance. They are hoping to offer the local businesses another opportunity to
46 advertise. She stated that there are light poles along Kedzie Avenue, as well as in other

1 areas of the Village in which businesses could advertise on a banner. The Sign
2 Committee will be meeting with a representative from a banner company. The banners
3 can be easily read and are very decorative. She thought that the businesses could
4 advertise on a banner rather than the floppy signs that are all along the road.

5
6 **Olympia Square** - Trustee Gibson stated that the Sign Committee is going to discuss
7 with the tenants in Olympia Square, specifically, Mr. Bizios, about having a community
8 sign for all the businesses to rotate. It would not be a floppy sign. She stated that they
9 would be getting back to the Board with some ideas on these matters.

10
11 **PUBLIC WORKS:**

12
13 **Recommendation for Payment to Sunset Paving Inc.** - President Jones stated that in
14 lieu of Trustee Oliver's absence, he would cover his items under Public Works.

15 **Motion by Trustee Gibson, second by Trustee Ormsby to approve payment to**
16 **Sunset Paving Inc. in the amount of \$93,215.26 for work completed in conjunction**
17 **with the 2009 MFT Maintenance Project, Estimate No. 1.**

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

19
20 **Motion by Trustee Gibson, second by Trustee Ormsby to approve payment to**
21 **Sunset Paving Inc. in the amount of \$5,406.07 for work completed in conjunction**
22 **with the 2009 MFT Maintenance Project, Final.**

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

24
25 **Report on Findings of the Traffic Study Conducted on Country Club Drive –**
26 President Jones stated that the Board previously authorized the Village Engineer to
27 conduct a Traffic Study on Country Club Drive to come up with a reliable estimate of the
28 use of Country Club Drive by local residents, as well as those that go to the Olympia
29 Fields Country Club. The Traffic Study was conducted in April and July of 2009. The
30 analysis showed that those who are visiting, or who are going to the Olympia Fields
31 Country Club are using the roadway 65% of the time as opposed to the residents of the
32 Village. The Traffic Study is going to be submitted to the Olympia Fields Country Club.
33 The Village is going to speak with them about sharing the cost of redoing Country Club
34 Drive. The Country Club does not pay taxes in the Village, but they use the Roadway
35 System. The Village has a very good working relationship with the Country Club. It will
36 cost upwards of \$240,000.00 to resurface Country Club Drive. President Jones stated that
37 the Village does not expect the Village taxpayers to pickup the bulk of that expense.

38
39 **HUMAN RESOURCES:**

40
41 **Grand Prairie Choral Arts Group** - Trustee Nale stated that she has a proposed Motion
42 for the Grand Prairie Choral Arts Group to sing at the 211th Street Metra Station on
43 December 16th from 5:00 P.M. to 6:00 P.M. The cost is \$300.00. The 211th Street Metra
44 Station is a lot more conducive for a group of about 15 people to assemble than the 203rd
45 Street Metra Station. They can come outside and sing and go back inside to warm up.

1 **Motion by Trustee Meyers-Martin, second by Trustee Pennington to authorize the**
2 **payment of \$300.00 from the Human Resource Account for the performance of the**
3 **Grand Prairie Choral Arts Group at the 211th Street Metra Station, and further**
4 **authorizing the event to take place on Wednesday, December 16, 2009, from 5:00**
5 **P.M. to 6:00 P.M.**

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

7
8 **IRMA Training Conference** – Trustee Nale stated that the Safety Committee Meeting
9 was to be held on August 6, 2009. However, on that day, IRMA held a Training
10 Conference. All of the Department Heads were invited to attend the Training Conference.
11 Mr. Bill Cummings from IRMA gave the sessions. The morning session went from 10:00
12 A.M. to noon. The morning session dealt with Accident Inspection and Investigation. The
13 afternoon session dealt with the Effective Safety Committee Formation. Trustee Nale
14 stated that it was very informative and they received a very good response from everyone
15 who attended the Training Conference.

16
17 **PUBLIC SAFETY:**

18
19 **Replacement of Protective Body Armor for Police Officers** – Trustee Meyers-Martin
20 stated that the first item that needs action under Public Safety is the authorization by the
21 Board to authorize the police department to purchase 22 bullet proof vests and process
22 the 50% reimbursement through the U.S. Justice Department. There is a Memo regarding
23 this in the Board Packet. It mentions that the protective body armor only has a five-year
24 life span. Trustee Meyers-Martin stated that the life span has been reached at this point
25 and it is time for them to be replaced. She stated that Chief Chudwin has proposed that
26 the police department purchase the 22 bullet proof vests and process the 50%
27 reimbursement through the U.S. Justice Department.

28
29 **Motion by Trustee Nale, second by Trustee Pennington to authorize the Police**
30 **Department to purchase the twenty-two bullet proof vests and process 50%**
31 **reimbursement through the U.S. Justice Department Bullet Proof Vest Program for**
32 **a total cost of \$6,710.00 following reimbursement, with the said funds coming from**
33 **the Village Asset Forfeiture Fund.**

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

35
36 **Approval to Participate in Cook County Radio Program** – Trustee Meyers-Martin
37 stated that the second item is for authorization for the Police Department to participate in
38 the Cook County Sheriff Department's Interoperability Program, which provides two free
39 radios to the Village valued at \$5,000.00 each. This allows the Olympia Fields Police
40 Department to be on the same radio frequency as other agencies. There is a Memo
41 regarding this in the Board Packet.

1 **Motion by Trustee Pennington, second by Trustee Gibson to authorize the Police**
2 **Department to participate in the Cook County Sheriff Department's**
3 **Interoperability Program affording the acquisition of two 800 mhz police radios**
4 **from the Cook County Sheriff's Department as part of a county wide**
5 **interoperability plan for all Police and Fire agencies; The annual maintenance costs**
6 **of \$400.00 to be budgeted against the Police Department's Radio Maintenance Line**
7 **Item, Account No. 4432.**

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

9
10 **RedFlex** – Trustee Meyers-Martin stated that the RedFlex Camera System at Orchard
11 and Route 30 is being installed this week. It should be operating within the next two
12 weeks.

13
14 **203rd Street Camera Initiative** - Trustee Meyers-Martin stated that the Camera System
15 on top of the tower on 203rd Street should be operational within the next 60 days. She
16 believes that the installers were out today working on the Camera System at the post
17 office. She stated that the Camera System will extend down to St. James Hospital and to
18 Rich Central High School.

19
20 **Customs and Forfeitures** – Trustee Meyers-Martin stated that she had some good news.
21 The Police Department received payments regarding its Customs participation. On July
22 17, 2009, the Police Department received \$1,761.20. On July 17, 2009, the Police
23 Department received \$17,633.12. That was a result of a seizure of \$219,819.00. And on
24 August 6, 2009, the Police Department received \$160,782.86. (There was a round of
25 applause). The total received was \$180,177.18. The total received this calendar year is
26 \$249,959.45.

27
28 **Public Safety Committee** – Trustee Meyers-Martin stated that the Public Safety
29 Committee held a meeting. Officer Jim Guy was present. He is thinking about retiring
30 next year. The Public Safety Committee discussed that the police department would want
31 to continue in the Customs Program. If Officer Guy retires and the police department
32 steps out of the program, the police department cannot get back in to the program. The
33 police department will be bringing that to the Board, to make sure that the police
34 department can continue its participation in the Customs Program.

35
36 **REPORT OF VILLAGE ADMINISTRATOR: (CONTINUED)**

37
38 **Engineering Services Agreement with Baxter & Woodman Engineers – 203rd and**
39 **Crawford** – Administrator Mekarski stated that the first item is the Engineering Services
40 Agreement with Baxter & Woodman Engineers regarding the intersection at 203rd Street
41 and Crawford Avenue. He stated that the Village pulled together three Federal and State
42 sources towards achieving this objective. \$475,000.00 is from an earmark received from
43 Senator Durbin and Congressman Jesse Jackson, Jr. \$475,000.00 is from State
44 Representative Al Riley as part of the State Capital Bill, and another \$392,000.00 as a
45 reappropriation from Congressman Jackson's Office which was designated for another
46 community, but that community secured Federal Stimulus Dollars. Administrator

1 Mekarski stated that the Motion is for a small amount to go to Baxter & Woodman to
2 work with the Federal and State Agencies to consolidate these three pots of money
3 towards achieving local lead status on this project, and move this project forward in the
4 2011 calendar year.

5 **Motion by Trustee Gibson, second by Trustee Ormsby to appropriate \$2,000.00**
6 **from the Village's Road Fund and encumbering said amount to finance initial start-**
7 **up costs associated with the coordination of Federal and State funding sources to**
8 **facilitate the proposed intersection improvements at 203rd Street and Crawford.**

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

10
11 **AARA Funding – Water Tower Painting/Graymoor Lift Station** – Administrator
12 Mekarski stated that the next item is a report regarding the Stimulus Funding relative to
13 the Village's Water Tower and the Graymoor Lift Station. Unfortunately, the Village was
14 rejected from the IEPA for the \$600,000.00 application for repainting of the water
15 towers. Also, the Village was rejected for the \$700,000.00 for replacing the Graymoor
16 Lift Station. The Village is still very strong in a competitive role for the main application,
17 which is 4.2 Million Dollars. It would be a 25% Grant, and a 75% zero percent interest
18 loan. He provided documentation for the Board in the Board Packet. Mr. Jankousky who
19 is the Project Manager with the IEPA notified Robinson Engineering that the project is
20 being moved up for financial approval. The Village is still waiting for final word on that.

21
22 President Jones stated that the Village is still going to bid the Water Tower Painting
23 Project. It is for painting the exterior and doing repair work on the interior of both tanks.
24 The Village wants to obtain a hard number in terms of a bid. President Jones stated that
25 later on in the agenda a suggestion would be brought before the Board as to an idea on
26 how to pay for the debt service associated with having this work done, since the funds
27 cannot be obtained through the Stimulus Grant Strategy.

28
29 President Jones stated that the Village is going to bid on the Graymoor Lift Station. The
30 Village expects to have a hard bid on that sometime in September. He stated that is an
31 important project. Even though the Village will not be getting Stimulus Dollars for that
32 project, the Village still has to move forward with that project. The Graymoor Lift Station
33 must be replaced. It is functioning fine. The Engineers have informed the Village that it
34 needs to be substantially upgraded. He stated that the Village has some residual Federal
35 Grant Money that the Village did not expend in an earlier project. The Village filed the
36 paperwork associated with holding onto that money. That is approximately \$175,000.00.
37 The Graymoor Lift Station is a \$700,000.00 project. The Village is going to look at other
38 ways to obtain the funds needed to address that issue.

39
40 Administrator Mekarski stated that if the Village receives the 4.2 Million Dollar Grant
41 Loan from the IEPA, the engineering cost is reimbursable back to the Sewer Bond Fund.
42 Due to the very favorable bids, the Sewer Bond Fund had in the neighborhood of a
43 \$900,000.00 variance. President Jones stated there is \$900,000.00. Some of that money
44 was advanced for the engineering expenses for the rest of the Sewer Project, about a half
45 a Million Dollars. If the Village receives the 4.2 Million Dollar Grant Loan, the Village
46 will be able to recover the half a Million Dollars from that Loan Program, and that will

1 give the Village about a \$900,000.00 surplus in that fund, and some of that money could
2 be used towards the Graymoor Lift Station. In the State Capital Bill there is almost
3 another \$500,000.00 in fairly unrestricted dollars that the Village could use for
4 infrastructure improvements. President Jones stated that if those dollars become available
5 to the Village that might provide additional money to the Village to help fund the
6 Graymoor Lift Station. The governor signed the Capital Bill. President Jones stated that
7 the Village is going to get the Graymoor Lift Station work done sometime in the next 12
8 months.

9
10 **IEPA Consent Order – Country Club Drive – Case No. 07 CH 27705** – Administrator
11 Mekarski stated that the next item is the IEPA Consent Order, Country Club Drive, Case
12 No. 07 CH 27705. He provided the Board with correspondence from the Village Attorney
13 and Jennifer Van Wie, Assistant Attorney General, closing the Consent Order, which the
14 Village entered into with the IEPA to settle the Sanitary Sewer Violation on Country
15 Club Drive. The Village provided documentation for the Supplemental Environmental
16 Project and demonstrated completion for the Graymoor Main and Manhole Repair. That
17 matter is closed.

18
19 **Addendum to the Agreement for Engineering Services IEPA Stimulus Grant/Loan**
20 **Agreement Sewer Pipe and Manhole Rehabilitation – Loan No. L-170052 –**
21 Administrator Mekarski stated that the next item is the Addendum to the Agreement for
22 Engineering Services IEPA Stimulus Grant/Loan Agreement Sewer Pipe and Manhole
23 Rehabilitation, Loan No. L-170052. This is asking the Board to ratify an Addendum to
24 the Village's Engineering Services Agreement for the main 4.2 Million Dollar Sanitary
25 Sewer Application. It is relative to the IEPA's requirements to insure that the Engineering
26 Contract meets the following: 1. Audit and access to records. 2. Covenant against
27 contingency fees. 3. Clauses to insure affirmative steps to assure that disadvantaged
28 business enterprises, minority business enterprises, and women's minority business
29 enterprises are used when possible. 4. Non-discrimination requirements. 5. Assurances to
30 complete the project prior to September 30, 2010.

31
32 **Motion by Trustee Pennington, second by Trustee Meyers-Martin to ratify the**
33 **Village President's execution of L-170052 – Addendum to Agreement for**
34 **Engineering – IEPA Required Provisions for Consulting Engineering Agreements –**
35 **Pipe and Lateral Lining and Manhole Rehabilitation, dated July 21, 2009.**

36
37 President Jones stated that he had to sign these and the Board was not in session. They
38 are routine, technical addendums to the Village's Agreements moving forward with this
39 Loan Program.

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

41
42 **Addendum to the Agreement for Engineering Services IEPA Stimulus Grant/Loan**
43 **Agreement Graymoor Lift Station Improvements – Loan No. L-174368** – President
44 Jones stated that the Village had to enter into an identical Addendum with respect to the
45 Agreement for Engineering Services for IEPA Stimulus Grant/Loan Agreement for the

1 Graymoor Lift Station Improvements, Loan No. L-174368. He stated that this has been
2 rendered moot. At the time it was still a live project.

3
4 **Motion by Trustee Gibson, second by Trustee Meyers-Martin to ratify the Village**
5 **President's execution of L-174368 – Addendum to Agreement for Engineering -**
6 **IEPA Required Provisions for Consulting Engineering Agreements for the**
7 **Graymoor Lift Station Improvements, dated July 21, 2009.**

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

9
10 **Authorization for the Village President to enter into a Letter of Agreement with Joe**
11 **Salamone** – Administrator Mekarski stated that the next item is authorization for the
12 Village President to enter into a Letter of Agreement with Joe Salamone of Salamone
13 Builders for Reimbursement of Partial Costs Associated with the Lincoln Highway
14 Western Avenue TIF Plan. Administrator Mekarski provided the Board with a
15 Supplemental Agreement, which was drafted by John Murphey. The Supplemental
16 Agreement includes a Reimbursement Agreement. The Village is asking Joe Salamone of
17 Salamone Builders to pay 50% of all costs associated with the production of the TIF Plan.
18 This would include the bills from Teska Associates, as well as the bills from the Village
19 Attorney, John Murphey. Mr. Murphey estimated his costs to be \$5,400.00. Once the TIF
20 District is approved, both the Village and the developer will be reimbursed from
21 incremental revenues within the TIF District. This agreement addresses the rights for Joe
22 Salamone to get his proceeds back and the Village would do the same.

23
24 **Motion by Trustee Gibson, second by Trustee Ormsby to authorize the Village**
25 **President to execute the Preliminary Redevelopment Agreement on behalf of the**
26 **Village of Olympia Fields with Joe Salamone of Salamone Builders to establish an**
27 **escrow providing for the reimbursement of all costs associated with the development**
28 **of a Tax Increment Financing Eligibility Study and Redevelopment Plan providing**
29 **for up to 50% reimbursement of all costs incurred by the Village's Planning**
30 **Consultant, Teska Associates, and legal advisor Rosenthal, Murphey & Coblenz;**
31 **and further providing for the return of said contributions provided by Salamone**
32 **Builders from the Lincoln/Western TIF Account upon the approval and creation of**
33 **a Lincoln/Western TIF District derived from future revenues received from**
34 **incremental taxes associated with future retail development within the District.**

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

36
37 **Licensing of the St. James Logo on Village Water Towers** – Administrator Mekarski
38 stated that the next item is up for discussion only. It is regarding the licensing of the St.
39 James Logo on the Village's Water Towers. The cost to paint the water towers and to do
40 the interior work that needs to be done will cost about \$600,000.00. The Village was
41 pursuing the IEPA strategy to secure IEPA monies, consisting of a 25% Grant, and a 75%
42 zero interest loan to cover the remaining cost of \$450,000.000, which the Village would
43 be indebted to for 20 years. The Village had a discussion with St. James Hospital. The
44 hospital has given the Village tentative approval licensing one of the logos of St. James
45 Hospital on one side of each of the Village's Water Towers. The cost to St. James
46 Hospital would be \$22,500.00 annually. This would result in the Village receiving

1 \$450,000.00 over 20 years. In the Board Packet are depictions of the St. James Logo.
2 Administrator Mekarski stated that he received a legal opinion from John Murphey today
3 dated August 24, 2009, it is entitled " Proposed St. James Water Tower Agreement." It
4 gives the Village the authority to enter into this type of Licensing Agreement. In the
5 opinion of Mr. Murphey, it would not violate the Establishment Clause of the First
6 Amendment to the U.S. Constitution relative to the issue of a religious symbol being
7 placed on public property.

8
9 Trustee Ormsby inquired as to whether or not the choice of logo would be coming before
10 herself and Trustee Gibson. President Jones stated that it has to be approved by the Board
11 as an overall contract. Trustee Ormsby inquired as to whether or not the logo was open
12 for discussion. President Jones stated that it is open for discussion.

13
14 President Jones stated that the Village is going to obtain a hard cost of the painting of the
15 two towers, as well as the inside work that needs to be done. Right now, the Village is
16 operating off of an estimate. Due to the fact that the Village did not receive the funds
17 through the IEPA to cover this project, the cost to St. James will probably be higher than
18 \$450,000.00.

19
20 President Jones stated that the second issue is the propriety of the Village licensing its
21 tanks for this purpose by any user. The water towers are a Village asset. The Board will
22 have to evaluate that issue.

23
24 President Jones stated that the third issue is the logo that St. James proposes to use is
25 fundamentally a religious symbol. The Board has to evaluate that. He would like the
26 matter up for review at the next meeting. Until a hard number is obtained as to the cost of
27 the painting and the work to be done on the water towers, the Board cannot take any final
28 action on the matter. The recommendation of President Jones would be that if anyone
29 wants their logo on the water towers, they should cover 100% of the cost. Once a number
30 is obtained as to the actual cost involved, then the Village can discuss the matter with St.
31 James Hospital. As to the logo, it looks like a cross. President Jones stated that he doesn't
32 have a problem with it, but he is a government official. He stated that the hospital might
33 be willing to compromise on the logo. He stated that perhaps the Board would decide that
34 the logo is fine the way it is.

35
36 Trustee Ormsby stated that the hospital is the biggest employer in the area. President
37 Jones stated that they are the largest employer in the area and they are an important and
38 valuable institution to the area. President Jones would like the Board to think about all of
39 these issues, and at the next Board Meeting find out the sentiments of the Board as to
40 whether or not it wants to license the water towers at all, and to comment on the issues
41 that were brought up this evening.

42
43 **Comprehensive Update on the Federal Stimulus Grant Applications** – Administrator
44 Mekarski stated that the next item is a Comprehensive Update on the Federal Stimulus
45 Grant Applications. Administrator Mekarski stated that he previously mentioned the
46 majority of the applications that were pending and/or passed by the IEPA. There are three

1 additional listings for the police department. The application for six in-car Video Units
2 for \$48,000.00 is still pending. The following is a list of the monies for Olympia Fields
3 under the State Legislator Capital Bill: \$475,000.00 is reserved for 203rd Street and
4 Crawford. \$155,000.00 is for the installation of handicap sidewalk and ramps. The
5 Village would like to stretch that out for curbing and sidewalk repair in general.
6 \$50,000.00 for expansion and renovation of the Southwest Water System. That would
7 help with improving some of the pumps at the water house. \$50,000.00 for general
8 infrastructure. Administrator Mekarski stated that President Jones had previously
9 mentioned possibly using that for the community sign at Vollmer and Governors
10 Highway. \$182,200.00, which is listed for infrastructure, water, and sewer and facility
11 projects. President Jones stated that might go to Graymoor. The State has not sold the
12 bonds on this. The anticipated revenue is the Video Poker opportunity, which a lot of the
13 local communities have rejected. President Jones stated that is an item under the
14 President's Agenda this evening.

15
16 **Lupus Walk September 12, 2009 – Bicentennial Park/The Trails** – Administrator
17 Mekarski turned this item over to Village Clerk Judi Rangel who has been instrumental in
18 this. Mrs. Rangel stated that the Lupus Walk would be held on September 12, 2009.
19 Registration is at 9:00 A.M. The walk starts at 10:00 A.M. This is the first walk to be
20 held on the south side. Mrs. Rangel stated that her husband has had Lupus for about 34
21 years. There is no cure. The police department agreed that The Trails would be a good
22 place for the walk. Mrs. Rangel invited members of the Board and the audience to
23 participate in the walk. President Jones stated that Mrs. Rangel should make sure that the
24 Lupus Walk is advertised on the Village's Website, as well as on Channel 4.

25
26 **REPORT OF VILLAGE PRESIDENT:**

27
28 **Ordinance #2009-11** - President Jones stated that at the 11th hour CVS, which has been
29 built, has requested a Liquor License. President Jones stated that Walgreen's does not sell
30 liquor. President Jones spoke with Chief Chudwin about this. President Jones suggested
31 that the matter be tabled so that Chief Chudwin, Trustee Meyers-Martin, and
32 Administration can confer on some of the issues associated with this kind of operation at
33 a retail store, in terms of theft and how it attracts theft, which then burdens the police
34 department. He suggested that they have a conversation with the Management of the CVS
35 and walk through the building to see where the liquor will be located, and determine what
36 kind of security measures, if any, CVS is going to have. He believes that there are
37 security concerns and enforcement concerns. President Jones would like to have data as
38 to how many CVS stores in Illinois sell liquor and how many do not. They are scheduled
39 to open on September 13th. President Jones stated that once there is input on the
40 outstanding issues, the matter can be brought back before the Board. He stated that CVS
41 could have come to the Village about the Liquor License months ago, instead of waiting
42 until the last minute.

43
44 **Motion by Trustee Nale, second by Trustee Meyers-Martin to table proposed**
45 **Ordinance #2009-11.**

46 **Voice Vote:**

All Ayes (5-0)

Motion Carried.

1 **State of Illinois Licensing of Video Poker Machines in Bar/Entertainment Facilities.**
2 **Consideration of Adopting an Ordinance Prohibiting Use** – President Jones stated that
3 in order to fund the State Capital Plan, the State proposes to License Video Poker
4 Machines in bar and entertainment facilities throughout the State of Illinois. In Olympia
5 Fields, that might be Burgundy Bistro. A number of jurisdictions have already passed
6 Ordinances to ban such licensing in their community. President Jones inquired of the
7 Trustees as to whether or not any of them would like him to bring back for their formal
8 consideration, an Ordinance that would ban Video Poker Machines in the Village.
9 Trustee Gibson indicated that she would like to have an Ordinance that the Board could
10 formally consider. That Ordinance will be prepared and it will be brought before the
11 Board.

12
13 **UNFINISHED BUSINESS:**

14
15 **Village Board Meetings starting at 7:00 P.M.** – Trustee Ormsby stated that a few
16 months ago she brought up the suggestion of starting the Board Meetings at 7:00 P.M.
17 She thought that with winter approaching it might be a good idea. President Jones
18 thought that was a good idea. This will be up for formal consideration by the Board at the
19 next Board Meeting.

20
21 **Jazz in the Park** – Trustee Meyers-Martin stated that the Board has not met since "Jazz
22 in the Park." She stated that it was a huge success. The entertainment was great. The
23 police department had no issues, parking, or otherwise. She hopes that in the future more
24 people will attend. President Jones stated that he has encouraged State Representative Al
25 Riley to host it again next year, and to host it in Olympia Fields. He stated that it was a
26 very nice event and it showcased Olympia Fields. Rich Township provided a shuttle
27 service from the Metra Parking Lot to Bicentennial Park.

28
29 Trustee Ormsby inquired as to whether or not people traveled on the Metra to the event.
30 President Jones stated that he did not know the answer to that. She stated that would be
31 great if that happened.

32
33 President Jones believes that the Village Board ought to think about helping to support
34 the marketing for "Jazz in the Park." The event markets Olympia Fields. He believes that
35 the Board should consider that for next year's Budget Process.

36
37 **Curbing on Sparta** – Trustee Nale inquired as to whether or not there was ever a
38 decision with the curbing on Sparta. Administrator Mekarski stated that about three
39 weeks ago they met with representatives from School District 162, as well as a
40 representative from Kickert Bus Company. They did a detailed site inspection with Joe
41 Alexa. They reviewed the photographic evidence and the engineering estimates. They
42 went back with recommendations for possibly the bus company to pickup the cost and/or
43 the insurance company. President Jones asked Administrator Mekarski to have Joe Alexa
44 follow-up on that with Dr. Davis and the bus company so that the matter can be brought
45 to a resolution. He stated that Dr. Davis previously stated that she would be willing to put
46 up 50% of the cost.

1 **NEW BUSINESS:**
2

3 **Park District Event** - President Jones stated that the Park District is hosting an after
4 hours event on September 24, 2009, from 4:00 P.M. to 7:00 P.M. at Sergeant Means Park
5 in the barn. This is a gathering of community government, schools, organizations and
6 individuals to talk about how to improve the quality of life for the area.
7

8 **Metra Event** – Trustee Pennington stated that on Friday, September 11, 2009, Metra
9 would have representatives of Metra's Safety and Rules Department present at the Metra
10 Train Stations. At Olympia Fields they will be present at the 211th Street Station at 4:28
11 A.M. and lasting through the morning rush hour. They are presenting a Commuter Safety
12 Blitz, which is approximately two and a half minutes long. It is a film detailing the safety
13 issues and materials that Metra wants to get out to the communities. Everyone is
14 encouraged to attend.
15

16 President Jones stated that Trustee Pennington was appointed by the Cook County Board
17 President to represent the South Cook Region on the Metra Board. (There was a round of
18 applause). President Jones stated that Metra controls billions and billions of dollars in
19 transportation funding. A lot of it impacts the south suburbs. He stated that it is good for
20 the Village to have someone on that Board that is known to the Village. He thanked
21 Trustee Pennington for taking on that responsibility. Trustee Pennington stated that he
22 attended his first Board Meeting on August 14th. He stated that it is quite interesting. He
23 mentioned at that meeting about the camera safety strategy between the 203rd Street
24 Station, the hospital, and the high school. He stated that the Metra Board thought that was
25 magnificent. He stated that Olympia Fields is the first in this region to do something of
26 that magnitude. President Jones stated that the funds for that are from a State DCEO
27 Grant. But the Village would like to have Metra's financial support.
28

29 Trustee Gibson stated that the stations in Olympia Fields have the old, outdated system of
30 paying the parking fees. President Jones thought that Trustee Pennington could inquire as
31 to why New Lenox has the updated system and the stations at Olympia Fields do not.
32

33 Trustee Pennington stated that he has a meeting with the Executive Director to ride the
34 entire Metra System. He wants to see what the northwest system is like versus what is
35 here.
36

37 **RESIGNATIONS AND APPOINTMENTS:**
38

39 President Jones stated that he did not have any Resignations and Appointments.
40

41 **ADJOURNMENT:**
42

43 **Motion by Trustee Pennington, second by Trustee Gibson to adjourn at 9:52 P.M.**

44 **Voice Vote: All Ayes (5-0) Motion Carried.**
45

46 **Respectfully submitted by Faith Stine.**