

1                                   **MINUTES OF THE VILLAGE OF OLYMPIA FIELDS**  
2                                   **REGULAR MEETING OF THE BOARD OF TRUSTEES**  
3                                   **Held on January 9, 2012**  
4

5 The Regular Meeting of the Board of Trustees was held on Monday, January 9, 2012, at  
6 the Linzey D. Jones Municipal Building and was called to order by Village President  
7 Debra Meyers-Martin at 7:00 P.M. The assembly recited the Pledge of Allegiance.  
8 Administrator Mekarski/Village Clerk called the roll.  
9

10 Present: Trustees – Gibson, Ormsby, Oliver, Pennington, Nale and Waite  
11                                   Village President, Debra Meyers-Martin  
12                                   Village Administrator/Village Clerk, David Mekarski

13 Absent: None.  
14

15 **MINUTES:**  
16

17 **Motion by Trustee Gibson, second by Trustee Oliver to suspend with the reading of**  
18 **the Minutes of December 12<sup>th</sup>, 2011.**

19 **Voice Vote:                   All Ayes.                                   Motion Carried.**  
20

21 **Motion by Trustee Nale, second by Trustee Ormsby to approve the Minutes of**  
22 **December 12<sup>th</sup>, 2011, as presented.**

23 **Voice Vote:                   All Ayes.                                   Motion Carried.**  
24

25 **BILLS FOR APPROVAL:**  
26

27 Village President Meyers-Martin stated that she has Bills for Approval totaling  
28 \$457,524.49. She stated that there is a Cover Memo in the Board Packet designating the  
29 more significant payouts.

30 **Motion by Trustee Pennington, second by Trustee Gibson to approve the payment**  
31 **of bills for January 9<sup>th</sup>, 2012, in the total amount of \$457,524.49.**

32 **Roll Call:                    Ayes (6-0)                                   Motion Carried.**  
33

34 **COMMUNICATIONS AND PETITIONS:**  
35

36 Village President Meyers-Martin opened up Communications and Petitions at 7:03 P.M.  
37

38 Village President Meyers-Martin stated that we were scheduled to have a presentation  
39 and an update on the Cook County Vacant Building Ordinance with Commissioner  
40 Bridget Gainer and Katie Sabo. They are not here as of yet. She stated that in lieu of their  
41 presentation for the moment, she would like a Motion to amend the Agenda in order to  
42 bring before the Board our Oak Lawn Water Supply Study which is listed under the  
43 Report of the Village Administrator. The Village's Engineer, Steve Larson, is present.  
44 She stated that this is a very important presentation that the Board needs to hear.

1 **Motion by Trustee Pennington, second by Trustee Ormsby to amend the Agenda in**  
2 **order to bring before the Board the Oak Lawn Water Supply Study which is listed**  
3 **under the Report of the Village Administrator.**

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

5  
6 **Oak Lawn Water Supply – Report and Presentation of Baxter & Woodman –**  
7 **Evaluation of the Village of Oak Lawn’s Capital Improvement Plan and Master**

8 **Water Agreement** – Administrator Mekarski stated that in the Board Packet is  
9 correspondence from Baxter & Woodman dated December 19<sup>th</sup>. The correspondence is  
10 addressed to Administrator Mekarski and Brian Mitchell of the Village of Matteson, and  
11 Mr. Dan Barr of Country Club Hills. Administrator Mekarski stated that Mr. Larson will  
12 be outlining this report. This is a follow-up to a very detailed meeting. The Village  
13 President had requested Trustee Pennington, Chairman of the Finance Committee, to be  
14 in attendance at a meeting with the Village of Oak Lawn where Mr. Larson discussed the  
15 various Oak Lawn options and some of the results of this study.

16  
17 Village President Meyers-Martin stated that she had a meeting with Mr. Larson and they  
18 felt that it was really important to have a more detailed presentation for the Board.

19  
20 Mr. Larson stated that we met last August with the Oak Lawn officials. It was decided at  
21 that time that the three Municipalities in the southeast area of the Water Service Area,  
22 Matteson, Olympia Fields, and Country Club Hills, all have somewhat common concerns  
23 regarding the proposal that Oak Lawn is making regarding the improvements to their  
24 Water System. Oak Lawn prepared a Water Master Plan about two-years ago, which was  
25 the essence of what they are trying to do here. In that Water Report they had  
26 recommended \$190,000,000.00 worth of improvements to their system. The question  
27 now is how to allocate those costs, and what part of the improvements should be made to  
28 the system, and what costs should the Village be participating in. Mr. Larson provided  
29 the Board with an exhibit which was a map of the entire system.

30  
31 Mr. Larson stated that there are 30 or 40 improvements that were recommended by the  
32 Master Plan. Mr. Larson stated that the existing Water System that serves the Village is  
33 from Oak Lawn. Oak Lawn purchases water from the City of Chicago. They then pass it  
34 through to two sets of different communities. One is the southern aspect. The line comes  
35 down Central Avenue to Oak Forest. That serves eight different communities.

36  
37 Trustee Waite stated that this issue is so complicated. He read it. Trustee Waite inquired  
38 if we have enough time to cover this thing.

39  
40 Village President Meyers-Martin stated that Mr. Larson is not going to give an in-depth  
41 presentation. The Board is going to get an overview of the proposals that have been  
42 stated, and the reasons why we need to consider those proposals.

43  
44 Mr. Larson stated that Trustee Waite has a good point. He stated that there are a lot of  
45 things to consider here. He just wanted to give the Board an update on what the existing  
46 system is and what Oak Lawn is proposing, and then go over some of the considerations

1 that the Board has to be thinking about here. He stated that the Board will not be making  
2 any final decisions this evening. It is just a matter of updating the Board, so that the  
3 Board knows what the concerns are, so that the Board can give some thought and further  
4 discussion on what we need to do.

5  
6 Trustee Waite stated that there are about a dozen different things that are proposed  
7 ranging from \$64,000,000.00 to \$3,000,000.00 in costs. He stated that is a complicated  
8 thing to get your arms around.

9  
10 Village President Meyers-Martin stated that she agrees. The Board has the material in the  
11 Board Packet. Village President Meyers-Martin stated that Mr. Larson is going to  
12 highlight some of the things that the Board should take into consideration. She believes  
13 that it will be of assistance to the Board as the Board reviews the materials.

14  
15 Trustee Ormsby stated that she agrees with the Village President and she agrees with  
16 Trustee Waite. She believes that after this the Board needs a work session.

17  
18 Village President Meyers-Martin stated that before decisions are made that would be  
19 appropriate.

20  
21 Trustee Ormsby stated that it is complicated, and anything that Mr. Larson can shed light  
22 on would be helpful. She stated that she read the material three times.

23  
24 Trustee Waite stated that he finds this issue quite complicated. He doesn't feel that the  
25 rest of the Board has read the whole thing. He believes that we will end up with a big,  
26 long discussion, and we are not going to get anywhere because we are not going to be  
27 able to discuss all the facts that we have presented in detail.

28  
29 Village President Meyers-Martin stated point taken. Administrator Mekarski stated that  
30 the Village President had requested staff to initiate a series of meetings with Oak Lawn.  
31 The last meeting where she asked Trustee Pennington as Chairman of the Finance  
32 Committee to attend representing her office and the Board, lasted about three and a half  
33 hours. He stated that we expect a similar meeting sometime next week. The reason why it  
34 is critical for the Board to have an overview of the administrative discussions is that Oak  
35 Lawn is on a critical deadline for financing and is expecting a decision from this Board in  
36 April. He stated that we will, ultimately, have an all day work session with our engineers  
37 to go into detail on this before a decision is made. He believes that it is very important for  
38 the Board to get a broad idea on where it stands on this, so that the Village President can  
39 continue to direct Administration to the prerogative of the Board and its wishes.

40  
41 Mr. Larson stated that his intent is to give the Board an overview in a 10 or 15-minute  
42 timeframe. He will address any questions that the Board has. Mr. Larson stated that Oak  
43 Lawn also serves Palos Hills, Palos Park and Chicago Ridge. There are two separate  
44 systems here. In 2008 the Village of Oak Lawn commissioned CDM a major, national  
45 firm to do a complete analysis of this system. They came up with \$190,000,000.00 worth  
46 of improvements that are needed to update the system. There are a number of

1 improvements in the system that were recommended that are applicable to the Pumping  
2 Stations and to other issues that are reasonable to take a look at. The two major issues are  
3 to provide redundancy and looping to the system. Right now there is one main that comes  
4 down Central and serves everybody. He stated that if that main goes out of commission,  
5 we are all out of water. That is basically what the concern was. Part of CDM's  
6 commission was to come up with a solution to provide redundancy and looping of the  
7 system. Their proposal is to construct the line that is shown in green on the exhibit, on the  
8 western side of the map, down LaGrange, to Lincoln and tie back into the existing system  
9 at Vollmer and Cicero. That was the initial phase of the concern. The first phase was to  
10 construct the main down 151<sup>st</sup> Street on LaGrange. The second phase was to loop down  
11 LaGrange over to Lincoln. This loop was basically to serve potentially the Village of  
12 Frankfort if they were willing to participate. The Village of Frankfort was asked and they  
13 have responded that they are not interested in getting water from Oak Lawn. He stated  
14 that this portion from 151<sup>st</sup>, the loop on Lincoln Highway, has been taken off the table.  
15 The estimated cost of that was about \$60,000,000.00. So the cost of the project has been  
16 reduced by \$60,000,000.00.

17  
18 Mr. Larson stated that the first item he wanted to bring up is what happens if you do  
19 nothing. The Agreement that Olympia Fields, Matteson, and Country Club Hills has with  
20 Oak Lawn expires in October of 2024. The Agreements that Orland, Tinley Park and Oak  
21 Forest has with Oak Lawn expires this year. Oak Lawn wants to come up with an  
22 Agreement that is similar for all communities. Right now each community has a little bit  
23 of a different Agreement with Oak Lawn which makes their life very difficult and it  
24 makes the life of everybody very difficult. Oak Lawn is proposing a consistent  
25 Agreement with everybody. Even though the Village's Agreement with Oak Lawn does  
26 not expire right now, Oak Lawn would like the Village to consider going into a new  
27 Agreement.

28  
29 Mr. Larson stated that the other issue that has come up is that the City of Chicago is  
30 increasing their wholesale rate to Oak Lawn significantly. They are proposing a 70%  
31 increase over the next four-years. Right now Oak Lawn pays \$2.01 per thousand gallons.  
32 Over the next four-years the City of Chicago is proposing to raise that by \$1.81 up to  
33 \$3.81 per thousand gallons. The contract that the Village has with Oak Lawn right now,  
34 Oak Lawn has a right to pass that directly along to the Municipalities.

35  
36 Trustee Ormsby inquired of Mr. Larson whether or not there is a special reason why the  
37 City of Chicago is doing that. She inquired if their cost is up that much. She inquired  
38 where did that come from.

39  
40 Mr. Larson stated that is a very good question. He stated obviously they need to increase  
41 revenues just like every other Municipality. They are saying that they need to increase  
42 revenues to improve the infrastructure of their Municipality. It is 100-years old or more.  
43 They have a lot of improvements. Mayor Emanuel is saying that he needs the revenue to  
44 improve their system.

1 Trustee Waite stated that Mayor Emanuel is not increasing the cost of water to any of the  
2 Chicago residents. That was stated in the Chicago Tribune and on the news. He stated  
3 that they were raising water rates to all of the suburbs that they supply, but nothing to the  
4 residents of Chicago. It was to get the suburbs to pay for the updating of the entire  
5 Chicago area system.

6  
7 Mr. Larson agrees that is the intent of what the City of Chicago is doing. They are  
8 increasing their rates to the suburbs. They serve the DuPage Water Commission. They  
9 serve other areas too. It is a big issue. He stated that it is really surprising that nobody is  
10 coming out and fighting it that much in the suburban areas. The Village of Plainfield  
11 purchases water from the City of Chicago and they did write a letter asking for reasons  
12 and for an explanation for this. He stated that nobody really has a consolidated effort to  
13 do that. He personally believes that there should be something like that. He doesn't  
14 believe that the City of Chicago will listen to the Villages individually.

15  
16 Mr. Larson believes that the Village needs to get a better explanation and reason why the  
17 City of Chicago is increasing their rates. The Village will already be seeing one increase  
18 starting January 1<sup>st</sup>.

19  
20 Administrator Mekarski stated that he wanted to mention a small caveat on that do  
21 nothing alternative. He stated that we can enjoy our existing contract with Oak Lawn  
22 until 2024. He stated that legally it may go to 2034. He stated that we are only passing on  
23 the problem to our future residents because at the expiration of the contract, they would  
24 ask this community to buy-in the equity that it didn't pay for over the years of back Debt  
25 Service. He stated that they could incur penalties on top of that. The Village would be  
26 paying for the Debt Service for the future, and equity or Debt Service of the past, and  
27 penalties for not going along with the crew.

28  
29 Trustee Waite stated that is what they said at the meeting we had in Oak Lawn was pay  
30 me now or pay me later. That was their approach to it that you are going to pay one way  
31 or the other.

32  
33 Mr. Larson stated that is a very big point to make here. He stated that is their argument  
34 that you are going to pay now or later. He stated that one of the things that you need to  
35 consider is it best to do the negotiations now and get it behind you, or wait and leave it  
36 for somebody else to deal with.

37  
38 Trustee Waite inquired of Mr. Larson if Frankfort opted out. Trustee Waite stated that  
39 one community opted out and said that they were going to go back to wells.

40  
41 Mr. Larson stated that Frankfort is on wells right now. Frankfort is not going to switch  
42 over. None of the communities that are being served by Oak Lawn are proposing to opt  
43 out. Mr. Larson stated that they have submitted a proposed Agreement to us. They have  
44 been working with the other five communities for the last year or two. He stated that we  
45 have been left out of the negotiations. Orland, Tinley Park, and Oak Forest have been  
46 negotiating with Oak Lawn on the Agreement. He stated that we received a copy of the

1 Proposed Agreement at the meeting on December 19<sup>th</sup>. That Proposed Agreement has  
2 been given to the Village Attorney for review. It is a very complicated and very thorough  
3 Agreement. Mr. Larson strongly suggests that the Village Attorney thoroughly review  
4 that and that the attorney discusses the Agreement with the Board. He stated that on the  
5 Agreement alone, that will be a good day or two discussion on the points in the  
6 Agreement.

7  
8 Mr. Larson stated that the other options that we looked at were right now you have a  
9 single line that serves the community. The proposal that was made by Oak Lawn would  
10 still leave Olympia Fields with a single line down Vollmer Road. Their looping proposal  
11 is only looping to Cicero Avenue. The Village is served by a 16-inch main from Cicero to  
12 the Village along Vollmer Road. If that line broke as it did a few years ago, the Village  
13 was out of water for four, five, or six days. Their proposal did not address that issue.

14  
15 Mr. Larson stated that what we had looked at was how do we propose to loop and provide  
16 redundancy to the Village as well as to all of the other communities. They looked at the  
17 blue line on the exhibit that extended another line on 159<sup>th</sup> to Pulaski and basically ties  
18 into the Vollmer Road line there. That would provide the Village with the redundancy  
19 that every other community is going to be receiving by these improvements. The cost of  
20 that improvement was \$13.3 Million Dollars. They made a preliminary engineering  
21 estimate on that cost. They have made that proposal to Oak Lawn. CDM is looking at that  
22 proposal right now. CDM has built a large, complicated model of this entire system. He  
23 stated that without that model it is really hard to evaluate options. They gave this option  
24 to them on the 19<sup>th</sup> of December. They are in the process of evaluating that to see if that  
25 will provide the Village with the necessary capacity, along with Matteson and Country  
26 Club Hills. Mr. Larson hopes to hear back from them in the next week or two.

27  
28 Village President Meyers-Martin inquired of Mr. Larson if the Village was able to partner  
29 with Country Club Hills and Matteson, would all three communities share that \$13.3  
30 Million Dollars in order to improve the redundancy.

31  
32 Mr. Larson stated that this is all negotiations and this is the crux of the whole problem  
33 here. He stated that it is in negotiations how these improvements are going to be funded.

34  
35 Mr. Larson stated that we also looked at another option of looping which is shown in red  
36 on the exhibit. That option does not provide the Village with the redundancy or looping  
37 option that would be necessary. It just provides the same looping option that was  
38 originally proposed. The option that is in red on the exhibit is about \$8,000,000.00. There  
39 is \$5,000,000.00 in savings but it does not provide the Village with redundancy that the  
40 Village should have and needs for its Water System. Those are the two looping options  
41 that they looked at. They didn't come up with any other good looping options other than  
42 those two.

43  
44 Mr. Larson stated that they looked at options of not looping the Village's System at all  
45 and what else would be available to the Village. They contacted the Villages of  
46 Homewood and Flossmoor. They have a Water System that receives City of Chicago

1 water through Harvey. They talked to them about a very robust interconnection with their  
2 system. Those two Villages stated that they would be interested in talking to them about  
3 that option. The closest point of interconnect would be at 138<sup>th</sup> and Harwood. He stated  
4 that in order to bring a line from that point to the Village of Olympia Fields, we are  
5 talking about almost 2.7 miles of water main and a cost of \$3.5 Million Dollars. He stated  
6 that there has been talk about the Villages of Homewood and Flossmoor looking at  
7 another water source. They are not very happy with the Harvey connection.

8  
9 Trustee Ormsby inquired of Mr. Larson who Chicago Heights and Park Forest use for  
10 water. Mr. Larson stated that Chicago Heights gets water from the City of Hammond.  
11 The Village of Park Forest has ground water wells. Chicago Heights use to have wells.  
12 They abandoned the wells a number of years ago and brought Lake Michigan water from  
13 Hammond. He stated that is another option that he will talk a little bit about.

14  
15 Mr. Larson stated that another option they looked at would provide additional storage  
16 capacity. Each individual community that is served by Oak Lawn is required to provide  
17 three-days of storage. One option is to provide additional capacity of the Village's  
18 storage facilities to provide the Village a longer period of time. They looked at the  
19 potential of providing a regional storage facility for the three-communities. Mr. Larson  
20 stated that in order to provide three more days of additional storage you are talking about  
21 approximately 21 million gallons of additional storage. Ground level storage cost about  
22 \$1.00 a gallon so it is about \$21,000,000.00 to provide the Village with another three-  
23 days of storage. He doesn't believe that is a viable option. He stated that it seems to be  
24 more expensive and it doesn't provide the Village with true redundancy of the system. It  
25 just provides the Village with more storage capacity.

26  
27 Mr. Larson stated that the other alternative that the Village should know about and  
28 consider is other water supply sources. He stated that right now there is a line from  
29 Hammond that serves Chicago Heights, Glenwood and a couple of other communities.  
30 One option is to consider getting water from Hammond. He stated that in order to bring  
31 water to the Village, the Village would have to put in the necessary infrastructure to do  
32 that. It would probably mean a line from Hammond over to here. He stated that it would  
33 be very expensive. He stated that if there is a consensus that you want to take a look at  
34 Hammond, he would suggest setting up a meeting with Hammond and going over and  
35 talking to them about that potential. It is a viable option. It would cost a lot of money. It  
36 would take a lot of time to pursue it too. They are not increasing their rates like the City  
37 of Chicago is. They are not using that money to improve the infrastructure of their City.  
38 Their rates are a lot lower.

39  
40 Mr. Larson stated that the other option that the Village has is to go back to wells. He  
41 stated that a number of years ago the Village did have wells. Park Forest has wells. The  
42 Village of Frankfort is going to keep their wells. He stated that the Village got off of  
43 wells for a reason. There are two types of wells. There is a Deep Well System. There is a  
44 Shallow Well System. Frankfort and Park Forest has a Shallow Well System. That has a  
45 limited capacity. Mr. Larson stated that shallow wells are a hit and miss type of a  
46 situation. You are not assured of the capacity and the location of them. He stated that the

1 Village is back to two options. The best option is Lake Michigan water, but do you get it  
2 from Hammond or the City of Chicago.

3  
4 Village President Meyers-Martin inquired of Mr. Larson if he could give the Board their  
5 conclusions.

6  
7 Mr. Larson stated that the next question that comes up is the apportionment of costs for  
8 the improvements. In CDM's Report they listed all of the improvements and the costs of  
9 the improvements, and they apportioned those costs based upon the amount of water that  
10 the Village is allocated by the Department of Natural Resources. In that report, the  
11 Village's allocation is 1.6 million gallons a day. The Village's proportionate cost of the  
12 \$190,000,000.00 is \$10.2 Million Dollars. The proposal has been changed to take  
13 \$60,000,000.00 off of the table. So the project is now down to \$130,000,000.00. In Oak  
14 Lawn's Report they did some preliminary cost evaluations and came up with \$1.10 per  
15 thousand gallon rate increase to cover this \$190,000,000.00 Improvement Project. It is  
16 based on a 20-year, 5% Bond Issuance. The project is only about two-thirds of the cost.  
17 They were talking about funding the project through a low interest rate loan from the  
18 EPA which is two and a quarter percent, or through a 30-year Bond Issuance at 4% or  
19 less. He stated that the \$1.10 would be a lot less than that if the cost of making these  
20 improvements is spread over everybody. He is looking at maybe 60-cents, 70-cents per  
21 thousand gallon increase to cover these improvements. He stated that when you look at it  
22 that way it is not a tremendous amount of cost increase. The Village is already seeing  
23 more than that by the City of Chicago passing their rates to the Village for their increase.  
24

25 Trustee Ormsby inquired of Mr. Larson on the Master Plan Costs, why Orland Park is at  
26 \$25,000.00, Matteson is at \$36,000.00 and Orland Park is maybe three times the size. She  
27 inquired if that is just because of the distance. Mr. Larson stated that it is somewhat of a  
28 distance thing and a proportion to costs. They are proportioning costs based upon where  
29 you are at to a certain extent too. He believes that the negotiations with Oak Lawn need  
30 to be two-fold. 1. How are these costs distributed? He stated that we talked about this  
31 \$13.3 Million Dollars and allocating that cost to the three Municipalities. The other  
32 question is why not allocate all of the costs equally among everybody based upon water  
33 use. He stated that if that is the case, let's put \$13,000,000.00 in there too of our  
34 improvements and let everyone else pay. They are allocating the cost of this main way up  
35 to the west side equally among everybody based upon water use. The purpose of that  
36 main is two-fold. 1. It provides additional capacity to people. 2. It provides redundancy  
37 in the system. The Village is not seeing much of an increase in capacity needs here. The  
38 Village can live without a capacity increase. The Village isn't growing. He stated why  
39 should the Village pay for an increase in capacity for that system. He stated that he has a  
40 problem with that. He has not been able to convince the people of Oak Lawn or the other  
41 people of that argument. He believes that is one argument that the Village needs to make  
42 here. He suggested that the cost of the main be divided and looked at as 50% redundancy  
43 and 50% capacity. The Village would pay its fair share on the 50% of redundancy. He  
44 stated that for the cost increase let's look at another model, and look at who is requiring  
45 this capacity increase and have them pay more of a share of that main. There were  
46 increases to the Harker Pump Station which were all capacity related for about \$1.475



1 Million Dollars. Those could be looked at as a capacity increase requirement. He stated  
2 that if the Village isn't increasing capacity, or needing to increase capacity, why should  
3 the Village have to pay anything for those. They are allocating some of that cost to the  
4 Village right now.

5  
6 Trustee Ormsby stated that she remembers when this was discussed at the Old Village  
7 Hall. She stated that it seems like we are paying for their increased capacity, the places  
8 that have all of the growth. She stated that the Village is already landlocked.

9  
10 Mr. Larson stated that it is exactly the same issue. He stated that issue didn't deal with  
11 the Master Plan. That was dealing with a small portion of that. He stated that there are  
12 other possible negotiation stances here.

13  
14 Trustee Waite stated that we aren't going to be able to have any negotiating power unless  
15 there are one or two other alternatives. He stated that if we have no alternatives they will  
16 say, "Take it or leave it." We have no way to negotiate.

17  
18 Village President Meyers-Martin stated that is something that the Board would need to  
19 discuss in a Special Workshop as we mentioned before. She stated that we won't be able  
20 to digest all of this information and make an informative decision at this point. She asked  
21 Mr. Larson to speak regarding the negotiations that the Village should pursue with  
22 Country Club Hills and Matteson. She stated that is a strategy that we can discuss in our  
23 workshop.

24  
25 Mr. Larson stated that he believes that it is to the Village's advantage to deal in strength  
26 and have Olympia Fields, Country Club Hills and Matteson go back to Oak Lawn as a  
27 negotiating party. He stated that Trustee Waite has a good point that you need to have  
28 other options. He stated that maybe the Village should look at an interconnection with  
29 Homewood and Flossmoor as an option. He stated that, unfortunately, it is a negotiations  
30 game. Oak Lawn is pushing more of the cost to the Village than what is reasonable. He  
31 stated that we need to negotiate back with them and see if we can work out something.  
32 He stated that there is give and take in all of this too. He stated that if the Village can get  
33 a \$13.3 Million Dollar improvement in a redundant main to provide the Village with a  
34 long-term solution to the Village's water supply problems, it may be worthwhile giving  
35 up some other points too.

36  
37 Trustee Pennington inquired of Administrator Mekarski whether or not he has heard  
38 anything from Judy Kolman relative to the Agreement that she was reviewing on behalf  
39 of the Village. Administrator Mekarski stated that Judy Kolman had a death in the family.  
40 He stated that there is going to be another meeting and the Village of Matteson and  
41 Country Club Hills will attend. He stated that he spoke with the City Manager of Oak  
42 Lawn. He is looking at his team and the bonding counsel as well as their engineers. Mr.  
43 Larson is looking at his calendar. Mr. Larson and Mr. Murphey are reaching out to  
44 Country Club Hills. Administrator Mekarski is going to contact the Village of Matteson  
45 tomorrow. The Village of Matteson received this correspondence. He stated that they will  
46 know definitively whether there is a meeting next week or the following week. He

1 believes that the next step is for the Village President to appoint a delegation of this  
2 Board to attend that meeting with him. After that there will be a workshop on a Saturday  
3 for the entire Board.

4  
5 Trustee Pennington stated that he agrees, and he believes that is the appropriate measure  
6 to take.

7  
8 Village President Meyers-Martin stated that Mr. Larson stated that negotiations are key  
9 here and getting collaborative, like-minded Villages together so that we can increase our  
10 position with Oak Lawn.

11  
12 Mr. Larson stated that it could better our position with Oak Lawn. He stated that we have  
13 to make sure that the decision that is made is the best long-term solution for the  
14 community. That is the issue here. It is a very complicated issue. It could cost the  
15 Municipality a lot of money in the future.

16  
17 Trustee Oliver inquired of Mr. Larson that the Villages whose contracts expired this year  
18 with Oak Lawn, what does that mean for the Village. Mr. Larson stated that he was told  
19 that there will be an Agreement made between the other communities whose contracts  
20 have already expired. Those should be agreed upon and signed sometime next summer.  
21 That is what Oak Lawn is hoping to do and that is what the other Municipalities are  
22 shooting for. He doesn't know if it will be an Interim Agreement or a Long-term  
23 Agreement.

24  
25 Trustee Waite stated that one of the advantages that the Village has is it has another 12-  
26 years on the current Agreement. He stated that if the Village comes up with an alternative  
27 source of water the Village won't be confronted with that pay me now or pay me later.

28  
29 Administrator Mekarski stated that the risk is if we don't, then we have to pay equity and  
30 penalties. It's a gamble.

31  
32 Trustee Waite agrees with Administrator Mekarski that we don't want to kick the can  
33 down the road too far, but we do have an option of delaying it to some degree to give us  
34 more time to work out details for a more acceptable approach.

35  
36 **Update – Cook County Vacant Building Ordinance** – Village President Meyers-  
37 Martin stated that we are scheduled for an update on the Cook County Vacant Building  
38 Ordinance by Commissioner Bridget Gainer and Katie Sabo. Village President Meyers-  
39 Martin stated that she wanted to give a brief overview of what has transpired. She stated  
40 that about four-years ago, as the housing crisis really took hold, it was brought to a  
41 meeting at the Federal Reserve Bank by Joe Martin and Diversity, Inc. and our illustrious  
42 Village Administrator, David Mekarski, regarding the issues that Villages and  
43 Municipalities confront when you end up with foreclosures and vacant buildings, and the  
44 issues of that, and the detriment to a community falls on the heads of the Municipal  
45 Leaders and Administrations. Olympia Fields was asked to represent not only Olympia  
46 Fields, but the South Suburban Mayors & Managers Association; the 44-communities

1 involved there, the 22-members of the housing collaborative, and the 18-members of  
2 Diversity, Inc. at a meeting that took place on December 14<sup>th</sup>. The Village was asked to  
3 represent those communities. Administrator Mekarski attended the meeting and he spoke  
4 on behalf of all of those entities.

5  
6 Village President Meyers-Martin stated that we are very happy to have Katie Sabo here  
7 this evening to give us an update on the Cook County Vacant Building Ordinance.

8  
9 Mrs. Katie Sabo stated that she is Commissioner Gainer's Chief of Staff. Commissioner  
10 Gainer was not able to attend the meeting this evening. Mrs. Sabo stated that the  
11 Commissioners passed the Vacant Building Ordinance unanimously on December 14<sup>th</sup>.  
12 There is a 60-day implementation period. They are looking at February 12<sup>th</sup> as the first  
13 day that it becomes effective. They drafted the Ordinance so that it is not preemptive.  
14 They will allow Municipalities to opt-in to the Ordinance. They are hoping to get as  
15 many Municipalities within the County to opt-in for uniformity. They can offer an  
16 Agreement with the banks that has already been drafted on maintenance, security that  
17 they have already agreed to and they know what to expect. Chase was at the Board  
18 Meeting and testified on behalf of the Ordinance and in support of it. They are going out  
19 to the Municipalities and talking about next steps for any of the Municipalities that are  
20 interested.

21  
22 Mrs. Sabo stated that the biggest next step is an Intergovernmental Agreement between  
23 the Municipality and the County. This will allow the Municipality to use their  
24 Adjudication Services for quicker Judgment Hearings on non-compliance issues. It will  
25 allow the Municipality to use the County Website that is currently being drafted to  
26 register vacant properties. Both owners and mortgagees which are two separate entities in  
27 the Ordinance can both register on the County's Website. The Intergovernmental  
28 Agreement is a simple contract that lays out the responsibilities between the County and  
29 the Municipality. The responsibilities from the County are going to be drafting the  
30 templates. The Municipality would have a General Complaint Form. She stated that if  
31 you write a non-compliance fine you would post it on the building, or you would send it  
32 to a Registered Process Server. There is a Registration Form so that the Municipality  
33 would know how to register mortgagees and how to register a building as well.

34  
35 Village President Meyers-Martin asked Administrator Mekarski to mention what he  
36 spoke about at the meeting.

37  
38 Administrator Mekarski stated that this Ordinance isn't just precedent setting for our  
39 County, it is precedent setting nationwide. He stated that this topic has been a point of  
40 frustration around the country. He has attended the American Planning Association  
41 Conferences and the International City/County Managers Association seminars and they  
42 are full of Managers, Mayors, and Planners trying to strategize how we can manage the  
43 foreclosed properties of the towns.

44  
45 Administrator Mekarski stated that the Village is not a Home Rule Community. He stated  
46 what this Ordinance will allow the Village to do, is that through the County's authority

1 being extended to the Village through the Intergovernmental Agreement, the Village will  
2 have the ability to manage its most important asset, our homes, not only from the exterior  
3 where the Village can do that now with cutting the grass and maintaining some broken  
4 windows, but the Village can have legal access into the defaulted property even prior to  
5 foreclosure. The Village could hire a contractor to disconnect the electricity with the  
6 exception of the sump pump, winterize the drains, remove the waste from the house,  
7 make sure that there are no dead animals in the house and secure the inside. He stated that  
8 many of the homes are \$250,000.00 to \$350,000.00 homes and if they are left  
9 unmanaged, within the first 60-days of a default condition on the utilities, water has  
10 inevitably flooded in the basement in the summer months and within another 60-days  
11 thereafter you have a contamination problem of mold that can literally lead to the  
12 demolition of the home. In the winter you have a situation where the utilities are  
13 disconnected, the water is still maintained and the pipes burst. He stated that we have had  
14 homes where every single piece of drywall was totally collapsed in the home, causing in  
15 some cases homes that had to be demolished. This Ordinance allows the Village to  
16 manage it. The Village can insure that those reasonable costs that are secured by the  
17 Municipality are reimbursed by the mortgage holder. It is the first Lien right after taxes.

18  
19 Administrator Mekarski stated that this is one of the most significant steps not only in the  
20 County, but the country to manage and mitigate the problems that have been plaguing  
21 communities all across the nation. It is not just managing the home that is vacant. He  
22 stated that when a home is going through a deteriorative condition and you are living next  
23 door to it, it affects your property values and your neighbor's property values. Ultimately,  
24 it affects our Equalized Assessed Evaluation of the entire Village. We have less tax base  
25 because of that demise in lowering of the value of our property. The Ordinance can help  
26 the Village mitigate and maintain the economic sustainability of our Villages by  
27 managing our property tax base.

28  
29 Trustee Ormsby stated that this is very exciting. We have been waiting for just this very  
30 thing. She stated that we can never find the mortgage holder. She inquired of Mrs. Sabo  
31 how do we go about that. She stated that is our biggest issue right now.

32  
33 Mrs. Sabo stated that we created a \$500.00 minimum, \$1,000.00 maximum fine for non-  
34 compliance. In the Recorder of Deeds Office is the deed holder. The deed holder is the  
35 mortgagee. She stated that we made a really steep non-compliance fine. She stated that  
36 every day is a separate and distinct offense. The banks are aware of the Ordinance  
37 especially the major banks, Chase, BNC and Bank of America. She stated that for any  
38 home that is found by a Municipality on its own, and not proactively registered by the  
39 mortgagee or the owner, the registration fee is doubled. She stated that it is in their best  
40 interest to register these buildings.

41  
42 Trustee Ormsby stated that she is the Liaison to the Building Commissioner and to Code  
43 Enforcement. She stated that many times when we have an issue we can't get to that  
44 mortgage lender. We don't know who it is. Trustee Ormsby inquired of Mrs. Sabo that in  
45 those cases how are we going to do that.

1 Mrs. Sabo stated that you would use the Cook County Administrative Hearings  
2 Department and go through the Recorder of Deeds Office to find the deed holder. She  
3 stated that it is all automated.

4  
5 Trustee Ormsby stated that the water issue that Administrator Mekarski talked about, she  
6 wants people to realize that when the sump pump goes out, the water sits in those houses  
7 for maybe one, two, or three-years. She stated that you may have a great house but the  
8 basement is full of water. She stated that by the time we get in there, all the damage is  
9 done.

10  
11 Mrs. Sabo stated that there is a specific section in the Ordinance on Public Nuisance  
12 Abatements, so any house that poses an imminent public health or public safety risk is  
13 automatically fast-tracked right through. It would go from Adjudication right through to  
14 the State's Attorney's Office.

15  
16 Trustee Ormsby stated that we have foreclosures. Trustee Ormsby inquired of Mrs. Sabo  
17 whether or not the Building Commissioner can go into those houses to see if they are in  
18 that type of shape. She inquired if the Village can get into those houses.

19  
20 Mrs. Sabo stated that if it is a pre-foreclosure home where the owner is the entity that is  
21 registering the property, yes. She stated that for any home that a mortgagee is registering  
22 it, we don't have the ability to go into the home. Mrs. Sabo stated that the Ordinance  
23 governs right in that in between time with the pre-foreclosure. They have found that  
24 banks are holding off on foreclosing on properties. They are not registering them on their  
25 books. They have created this responsibility and accountability process for the pre-  
26 foreclosure homes. The homes where the owner has walked away left the home, the pipes  
27 have burst, it is an imminent public health or public safety risk, and it is drawing down  
28 property values for neighboring homes there is a solution.

29  
30 Trustee Waite stated that he has never seen anything flow through Cook County  
31 Government as smoothly as Mrs. Sabo says. We have thousands of foreclosed houses.  
32 We have thousands of houses where there are people being evicted and they can't get  
33 things flowing all the way through the Court process that needs to happen. He inquired if  
34 this Ordinance is giving precedent to that.

35  
36 Mrs. Sabo stated that she is not saying that. She stated that we are going to ease up on the  
37 Circuit Court so that instead of dealing with vacant building issues where the owner has  
38 walked away and there is no one living there, we can take that out and put that into  
39 Administrative Hearings. That way the Circuit Court can focus on homeowners in  
40 foreclosure.

41  
42 Trustee Waite inquired of Mrs. Sabo what the timeline is from the time that the Village  
43 discovers that a house is vacant that we need to have access to it, until the time that  
44 someone says that you are now legally able to go into that house.

1 Mrs. Sabo stated that for owners it is a 30-day vacancy. Then you write a violation on the  
2 house. You submit a copy of the violation to Administrative Hearings. She stated that  
3 Administrative Hearings could have a Judgment Hearing the next day.

4  
5 Administrator Mekarski stated that the eyes of the nation are looking at Cook County.  
6 President Preckwinkle and the Commissioners unanimously voted on this in rapid fire.  
7 He stated that Cook County should be applauded because they achieved what the State of  
8 Illinois could not achieve after the same legislation came before it for over two-years.  
9 House Bill 1109 was changed to a Senate Bill and it was stalled in Committee and was  
10 not able to get the votes. It was lobbied significantly by the banking community. Cook  
11 County's Ordinance parallels the authority that would have been provided to the Village  
12 by the State. He believes that with the leadership with President Preckwinkle and the  
13 Commissioners you can be assured that we are going to see some significant change in  
14 the administrative process. He stated that Mr. Martin who is with Diversity, Inc. will tell  
15 you the difference that we are receiving from President Preckwinkle's Administration  
16 relative to our housing collaborative needs, our Neighborhood Stabilization Program, the  
17 issues on fair housing; it is a breath of fresh air. Mrs. Sabo stated that she agrees.

18  
19 Village President Meyers-Martin stated that she agrees with Trustee Ormsby that this is  
20 exciting, because for the longest period of time we had abandoned homes, foreclosed  
21 homes, that we could not make any progress with in terms of the upkeep or forcing the  
22 people who owned the home to do the upkeep on it. Village President Meyers-Martin  
23 stated that she is very excited about the Ordinance and the Village is very proud to be  
24 supportive of it.

25  
26 Trustee Waite inquired of Mrs. Sabo if this only applies to homes, or is it also for any  
27 structure.

28  
29 Mrs. Sabo stated that for owners it is commercial buildings and residential. She stated  
30 that for mortgagees it is just residential right now.

31  
32 Trustee Gibson stated that there was a townhome that was vacant. It was abandoned. The  
33 lady was an older lady and was not able to take care of it. She stated that we lost all of the  
34 assessment. The Townhome Association continued to take care of the property on the  
35 outside. At some point the lights, the water, and everything was turned off. One winter  
36 the pipes all burst so the house was flooded. The Townhome Association was never able  
37 to find out what bank owned the building. The Townhome Association is indebted about  
38 \$15,000.00 from the owner not paying the assessments and taking care of the property.  
39 Now they see activity there. Trustee Gibson inquired of Mrs. Sabo how this affects that  
40 kind of situation.

41  
42 Mrs. Sabo stated that on the 60-day default trigger, the mortgagee would have taken over  
43 the responsibility of that property. Trustee Gibson stated that it appears that the property  
44 stayed on foreclosure for two-years. It was in foreclosure because the person that owned  
45 the property wasn't paying the mortgage. They weren't paying the assessment to the  
46 association. They weren't paying anything. The Townhome Association couldn't find out

1 who really owned the property. The property was in foreclosure for a while. The  
2 Managing Agent said that the people are bankrupt and we will never get our \$14,000.00  
3 back, because the bank that has it only has to pay the last three-months instead of the last  
4 three-years.

5  
6 Mrs. Sabo stated that you think that they would have to have clear title in order to sell it.  
7 She inquired of Trustee Gibson whether or not the Association has a Lien on the  
8 property. She stated that she can't give legal advice. She would assume that if there is a  
9 Lien on the property that the bank would have to clear title and pay it off.

10  
11 Trustee Oliver stated that he went online to look up and be prepared for this meeting  
12 tonight. He found an article that provides nine tools that the Municipality would have to  
13 address. He stated that the Village would have to beef up its Code Enforcement. He  
14 stated that our partners become the Presidents of the Homeowners Associations and our  
15 neighbors. One of the tools says that sometimes you can see this happening. He stated  
16 that if we begin this database and examine these things right up-front, it sends a red flag.  
17 He stated that once you get that red flag we can do some of these things up-front before it  
18 gets to the point where the person abandons the home. He thought it would be helpful to  
19 the Board if it looked at that.

20  
21 Trustee Ormsby stated that it would be helpful. She stated that is a step that we will have  
22 to do with our Building Commissioner and Code Enforcement. She stated that this is an  
23 exciting thing for not only this community but all of the communities.

24  
25 Trustee Gibson inquired of Mrs. Sabo if what she needs is a consensus from the  
26 Municipalities that they want to opt to go into this. Mrs. Sabo stated that they need the  
27 Municipalities to sign an Intergovernmental Agreement.

28  
29 Village President Meyers-Martin inquired of Mrs. Sabo what it is specifically that the  
30 Village needs to do in order to get that Intergovernmental Agreement. Mrs. Sabo stated  
31 that she can e-mail one to the Village tomorrow. Administrator Mekarski stated that we  
32 will review that with John Murphey our legal advisor. Once it is ready it will be brought  
33 before the Board. Once it is adopted, meetings will be set up with the Building  
34 Commissioner and Code Enforcement to begin the process of training and  
35 implementation.

36  
37 Mrs. Sabo stated that we are working with the President's Office to do a half day  
38 conference with total integration and explain how to work the websites, explain what will  
39 happen with Administrative Hearings, scheduling and everything. Trustee Ormsby stated  
40 that would be wonderful. She stated that would be very helpful. Mrs. Sabo stated that  
41 they are looking into early February to do that before the implementation period.  
42 Administrator Mekarski stated job well-done. Village President Meyers-Martin thanked  
43 Mrs. Sabo for coming this evening. Village President Meyers-Martin closed  
44 Communications and Petitions at 8:13 P.M.

1 **CONSENT AGENDA:**

2  
3 **5(A) Recommendation for a Partial Waiver of Lien and Invoice #1102003-01 to**  
4 **Iroquois Paving Corporation for work completed in connection with the MFT**  
5 **Section 12-00000-01-GM Project in the amount of \$201,034.76.**

6  
7 **5(B) Recommendation for Partial Waiver of Lien and Invoice #4381 to Knowles**  
8 **Construction Inc. for work completed in connection with the Olympia Fields**  
9 **Country Club Water Main Replacement in the amount of \$72,052.35.**

10  
11 Village President Meyers-Martin stated that we will move on to the Consent Agenda. She  
12 inquired if there was any Trustee that wanted to remove an item listed under the Consent  
13 Agenda.

14 **Motion by Trustee Gibson, second by Trustee Oliver to approve items 5(A) and 5(B)**  
15 **under the Consent Agenda.**

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

17  
18 **FINANCE:**

19  
20 **November 2011 Financial Statements** – Trustee Pennington stated that this evening he  
21 will be reporting on the Village’s financial position ending November 30<sup>th</sup>, 2011.

22  
23 **November Corporate Fund** – Trustee Pennington stated that the Village closed the  
24 Corporate Fund in surplus status. The Corporate Fund Revenue was favorable to Budget  
25 Projections by \$8,849.00, or 1%. The Village’s Revenue Budget for November was  
26 \$879,358.00. The Village’s actual realized revenue for this period was \$888,207.00. The  
27 corporate expenses exceeded Budget Plan by \$5,581.00, or 1%. The Village’s Planned  
28 Expense Budget in this fund was set at \$515,090.00. The Village’s actual incurred  
29 expense in this fund was \$520,671.00. He stated that when we compare total fund  
30 revenue incurred with total expenses incurred we realize a total fund surplus of  
31 \$367,537.00, or 41% revenue to expenses. Trustee Pennington stated that the Village’s  
32 Fiscal Year to date actual plus encumbrance in the Corporate Fund for the month of  
33 November is a deficit of \$225,459.00.

34  
35 **November Water Fund** – Trustee Pennington stated that with respect to the Water Fund,  
36 the Village closed the month of November in deficit status in the amount of \$88,946.00.  
37 The Revenue Budget for November was set at \$118,132.00. The Village realized actual  
38 revenue of \$114,000.00, or 3.5% unfavorable to Budget. The expenses in the Water Fund  
39 exceeded Budget Projections by \$39,891.00, or 20%. The Village’s Expense Budget  
40 Projection in this fund was \$173,055.00. The Village’s actual realized expense was  
41 \$202,946.00. He stated that when you compare the actual total fund revenues with the  
42 actual total incurred expenses, the Village closed the month of November in deficit status  
43 \$88,946.00. The Village’s Fiscal Year to date actual plus encumbrance in the Water Fund  
44 remains in surplus status at \$1,734,004.00.



1 **November Sewer Fund** – Trustee Pennington stated that with respect to the Sewer Fund,  
2 the Village budgeted for a deficit in this fund for November. The Village’s Projected  
3 Revenue Budget in this fund was \$118,015.00. The projected expenses were  
4 \$181,940.00. This resulted in a Projected Total Fund deficit of \$63,925.00. The Village’s  
5 actual realized revenue was unfavorable to the Budget Projections by 4%. The Village’s  
6 actual revenue in this fund for November was \$112,743.00. Actual expenses were within  
7 Budget Plan by 30%. Actual fund expenses incurred were \$127,339.00. This resulted in  
8 a total fund deficit in the Sewer Fund of \$14,596.00. The Village’s Fiscal Year to date  
9 actual plus encumbrance in the Sewer Fund for November is a deficit of \$39,492.00.

10  
11 **Treasurer’s Report as of November 30<sup>th</sup>, 2011** – Trustee Pennington stated that in the  
12 Board Packet is the Treasurer’s Report as of November 30<sup>th</sup>, 2011, of Cash Balances.  
13 This report sets out the funds of the Village at the end of any particular monthly period.  
14 The second page of the report lists the Village of Olympia Fields Cash (net of Interfund)  
15 by Fund as of November 30<sup>th</sup>, 2011. There are ten funds listed. The total is  
16 \$6,587,788.00.

17  
18 Trustee Pennington stated that the next page is the Cash by Financial Institution. It shows  
19 the distribution of the Village’s funds in the financial institutions that the Village is  
20 affiliated with. The total is \$6,735,937.77. It states with specificity the amounts in each  
21 banking institution and the appropriate percentage of distributed funds.

22  
23 Trustee Pennington stated that the last page is the bar graph. It shows the cash and  
24 interfunds are combined by the 10 funds that the Village has. The total is \$6,587,787.78.  
25 That is consistent with the figure on Page 2 of the report.

26  
27 Trustee Pennington stated that when Don Theobald presents his Quarterly Report to the  
28 Board, he will give further input and detail on these balances as it relates to the quarterly  
29 period. He stated that what is before the Board represents the month of November.

30  
31 Trustee Ormsby inquired of Trustee Pennington what Seaway is and why there is such a  
32 small amount in there. She is sure that she asked Trustee Pennington about this before  
33 and she apologizes.

34  
35 Trustee Pennington stated that Seaway Bank is the bank that services our Bonds. The  
36 Village only uses them for that specific purpose.

37  
38 Trustee Waite inquired of Trustee Pennington with the Village having quite a variation of  
39 amounts in any one bank, if that gives the Village some protection against bank failure.

40  
41 Trustee Pennington stated that all of the Village’s funds are collateralized. The Village  
42 has more than adequate protection.

43  
44 Trustee Waite stated that it seems like we have more banks than the City of Chicago.  
45 Trustee Pennington stated that we like to spread it around a little bit. He stated that is one  
46 of the principles that President Jones had in place at the time and we decided to keep it

1 going. The Village utilizes the banks that are in our region. The Village is trying to give  
2 business to those banks that are in our community.

3  
4 Village President Meyers-Martin inquired of Trustee Pennington what rate or percentage  
5 point the Village is collateralized at. Trustee Pennington stated that he can attest to the  
6 fact that the Village is collateralized. He does not recall the percentage figure. Village  
7 President Meyers-Martin stated that the State requires 105% collateralization. Trustee  
8 Pennington stated that he does not recall what the Village's collateralization rate is but he  
9 will find that out and let the Village President know.

10  
11 **BUILDING:**

12  
13 **Update – 20000 Governors Highway – Demolition of Former Governor's Restaurant**  
14 **Building** – Trustee Ormsby stated that she has more than one update and she apologized  
15 because her part of the Agenda is not exactly correct. Trustee Ormsby stated that the first  
16 item is the restaurant. They have everything together. The property owner is submitting  
17 the Village for a Permit. Once that comes back, it goes to Baxter & Woodman for review  
18 and then a fence will go up and the building will come down. She stated that we are very  
19 much at the end.

20  
21 **Update on the Demolition of the Harold Motors Complex** – Trustee Ormsby stated  
22 that the abatement has been completed. They are waiting for the disconnect of the  
23 utilities. The big problem always seems to be Commonwealth Edison. She stated that Mr.  
24 McDonnell spoke with them on Friday. They have some connection that they are going to  
25 be talking to Commonwealth Edison to speed that up. The fence will probably go up this  
26 week. When the fence goes up, that means that the demo is very close to be taking place.

27  
28 Village President Meyers-Martin stated that we made it very important that we have  
29 conversations with Currie Motors in order to mitigate some of that stuff that he has. She  
30 wants to make sure that Mr. Salamone is remaining vigilant in trying to reach out to him.  
31 She told Mr. McDonnell that she needs that to happen.

32  
33 Trustee Ormsby stated that Mr. McDonnell mentions that in every conversation that he  
34 has with Mr. Salamone. She stated that she is also being vigilant about that. She stated  
35 that until the building comes down she won't know exactly what it is going to look like.  
36 She stated that once it comes down we will be over there quickly. Trustee Ormsby  
37 suggested that Village President Meyers-Martin send a letter to Mr. Salamone. Village  
38 President Meyers-Martin stated that she would be happy to do that.

39  
40 **Request by McDonald's to expand their Drive-thru to Two-Lanes** – Trustee Ormsby  
41 stated that the McDonald's Restaurant on Route 30 has asked to expand their  
42 drive-through to two-lanes. That is a very, very successful McDonald's Restaurant. They  
43 are trying to accommodate their clientele. She stated that we are going to look at that. Mr.  
44 McDonnell is not 100% confident with it until it is reviewed by the Village Engineers,  
45 Baxter & Woodman.

1 Trustee Waite inquired of Trustee Ormsby if that was the Rock and Roll McDonald's.  
2 Trustee Ormsby stated yes.

3  
4 Village President Meyers-Martin stated that she knows the issue that he has was parking  
5 in the lot for the plaza. She stated that the plan for another drive-through lane creates  
6 some chaos with that.

7  
8 Trustee Ormsby stated that she has spoken with Mr. McDonnell about it and he is not  
9 comfortable with it. She stated that if it is going to make a nightmare of a traffic jam over  
10 there it probably won't work. Mr. McDonnell is anxious to receive the recommendation  
11 from Baxter & Woodman.

12  
13 Village President Meyers-Martin stated that McDonald's is limited in their ability to  
14 expand.

15  
16 **Requests from Architects and Developers** – Trustee Ormsby stated that Mr. McDonnell  
17 has been receiving requests every week about property in our area from Architects and  
18 Developers. Mr. McDonnell has received a heightened amount of interest in the Village  
19 prior to Christmas and continuing into the New Year. Trustee Ormsby stated that she and  
20 Mr. McDonnell are excited about that.

21  
22 **Signs Regarding People not Picking up After their Dogs** – Trustee Ormsby stated that  
23 we have not forgotten about the dog issue with the signs. It is a Budget situation. Trustee  
24 Ormsby and Mr. Alexa know what sign they are going to order. They are waiting to find  
25 out the cost of the sign. Trustee Ormsby will bring this matter before the Board probably  
26 at the next meeting as to what will be involved with that. They will start with the very,  
27 very high areas of infractions with the dogs and see how successful that is.

28  
29 Village President Meyers-Martin stated that during the discussion the Board did have  
30 some questions about the number of signs that would be needed.

31  
32 Trustee Ormsby stated that they are going to start with the busy streets at 207<sup>th</sup>, 203<sup>rd</sup> and  
33 by Bicentennial Park. She had a conversation with Denise Will from the Olympia Fields  
34 Park District about making the Village a little bit more dog friendly. The Village isn't  
35 very dog friendly. The Village doesn't have a park where you can have the dog  
36 unleashed. Trustee Ormsby stated that if we are going to be the suburb of choice then we  
37 need to maybe dedicate a portion of a park to dogs. She stated that dog friendly Villages  
38 are coveted by younger people. She stated that Denise Will was interested in having that  
39 conversation and they will be looking into that.

40  
41 Trustee Waite stated that the Villages that have Dog Parks charge an extra fee for the dog  
42 owners to use their park. Trustee Ormsby stated that some do, but the Village does not  
43 have an area where a dog can be off a leash. Trustee Ormsby would like the Village's  
44 Website to reflect that the Village is dog friendly. She stated that there are a lot of dogs in  
45 the Village and that is something that they are looking into.

1 Trustee Gibson inquired of Trustee Ormsby whether or not the signs would be put up in  
2 the Homeowners Association areas where they are having problems. Trustee Ormsby  
3 stated that they were going to start in the easements and try it through the spring. Trustee  
4 Gibson stated that there are a number of dogs in Wysteria. She stated that many of the  
5 residents are upset with the new people that come in that don't seem to know that they  
6 should leash their dog, and that there is a certain area that they should use. She stated that  
7 once a dog starts to use an area, then other dogs come and use the same area. It is getting  
8 difficult for their landscapers. Trustee Gibson stated that they mentioned to the Board of  
9 Wysteria that an Ordinance was coming out very soon and perhaps there would be signs  
10 available. She stated that if we are not going to include Homeowners Association areas,  
11 then they will have to go another route.

12  
13 Trustee Ormsby stated that they could find out a price per sign. She stated that anyplace  
14 that is being abused by dogs hurts the beautification of the Village. She stated that  
15 Wysteria is pretty pristine and if there is one area, then that would qualify as somewhere  
16 where a sign should go.

17  
18 Village President Meyers-Martin stated that someone from a Homeowners Association  
19 appeared before the Board and broached this whole subject.

20  
21 Trustee Gibson stated that they would like to have the Ordinance Number on the signs so  
22 that it is an official sign. She believes that the Homeowners Associations need the  
23 leverage of having the Ordinance on the sign and the fact that you can be fined if you are  
24 caught doing this.

25  
26 Trustee Ormsby stated that the sign that they are looking at does have that and it will  
27 have the Ordinance Number underneath it. They were waiting for the Ordinance Number.  
28 She stated that Chief Chudwin has permission that we can adjudicate that in Local Court  
29 as opposed to going to Markham which is a wonderful win-win for the Village. She  
30 believes that the signs will be in place by March.

31  
32 Trustee Waite stated that you need to have signs all over the Village where people walk  
33 dogs. Trustee Ormsby stated that it is a Budget issue and they were going to start slowly.  
34 Trustee Waite stated that in some areas you can get bags and dispose of it. Trustee  
35 Ormsby stated that is another issue because then who is going to take care of it. She  
36 stated that Public Works was not pleased with that option.

37  
38 Trustee Ormsby stated that a letter will go out to the Homeowners Associations and  
39 something will be put on the Village's Website and in the newsletter. She stated that there  
40 will be zero tolerance. There is not a trial period of this working. She stated that the  
41 people already know that they are not supposed to be doing this. She stated that as soon  
42 as those signs go up people will be fined.

43  
44  
45  
46

1 **PLANNING:**

2  
3 **Educational Commission Report on the Mini Grant Award Ceremony** - Trustee  
4 Oliver stated that at the last Board Meeting Reginald Ford explained what the Mini Grant  
5 Program was all about and who had been awarded the Mini Grants. He stated that on  
6 January 10<sup>th</sup>, at 6:30 P.M. in the Board Room, the Mini Grant Awards will be presented  
7 to the chosen recipients. He stated that light refreshments will be provided. Trustee  
8 Oliver invited the Village President, the Trustees, and the members of the audience to the  
9 ceremony. He stated that this is a very nice event and something that is very much needed  
10 in the community.

11  
12 Trustee Waite stated that it would be nice if we got a lot of press coverage on that  
13 because the Educational Commission will be doing this again in the future. Trustee  
14 Oliver stated that is a very good point. Trustee Waite stated that we did have difficulty  
15 communicating with some of the schools to get them to pass this onto their teachers.  
16 Administrator Mekarski stated for District 227 that is correct.

17  
18 **Public Planning Workshop** – Trustee Oliver stated that on Wednesday, January 11<sup>th</sup>,  
19 from 7:00 P.M. to 9:00 P.M. at the Dining on the Green in Park Forest, there will be a  
20 Public Planning Workshop. The workshop is open to the public. The public will have an  
21 opportunity to hear some of the plans that have been discussed and formulated around  
22 Park Forest, Matteson, and Olympia Fields along the 211<sup>th</sup> Street Corridor. It will give  
23 people an idea of what is going on as it relates to streetscapes, landscapes, and the whole  
24 planning process. He invited everyone to attend.

25  
26 **PUBLIC WORKS:**

27  
28 **Oak Lawn Water Rate Increase (City of Chicago Rate Charges)** – Trustee Waite  
29 stated that this is on the water issue. He stated that we have already been notified that we  
30 are going to get an increase in our cost of water. It will take place with the reading of the  
31 meters in January. The next bill that everybody gets will be increased. It says a 25%  
32 increase, but the actual increase that is going to get passed through to our community at  
33 this time is going to be 5.3%. The increase starts off at 25% from Chicago the first year,  
34 and then another 15% per year for 2013, 2014 and 2015.

35 **Motion by Trustee Ormsby, second by Trustee Oliver as a result of an increase**  
36 **imposed by the City of Chicago to the Village of Oak Lawn and consistent with**  
37 **Ordinance No. 2000-14; to authorize the adjustment of residential water rates from**  
38 **\$7.03 per thousand gallons to a new rate of \$7.402 per thousand gallons which**  
39 **represents a 5.3% increase from the previous rate (calendar year 2011). Said**  
40 **increase to be effective immediately starting with the first meter read of calendar**  
41 **year 2012. Commercial institution rates shall be 1.25 x the residential rate consistent**  
42 **with Ordinance No. 2010-16 – An Ordinance amending Chapter 21, Article II,**  
43 **“Water System,” Sections 21-21 and 21-26, of the Olympia Fields Village Code.**

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

45

1 Trustee Oliver inquired of Trustee Pennington how this rate figures into our 2030 Plan.  
2 He inquired if we budgeted this water rate increase. Trustee Pennington stated no. He  
3 stated that this was not factored in at all. He stated that this is totally different than what  
4 we planned for 2030.

5  
6 Trustee Waite stated that, typically, in a long-range plan you don't budget in for inflation.  
7 He stated that this is way above inflation. He stated that when you take this up for the  
8 next planning session you have to look at this and factor in a whole bunch of other stuff  
9 at least through 2015.

10  
11 Village President Meyers-Martin stated that when we did our budgeting, Mayor Emanuel  
12 wasn't the Mayor and he wasn't raising these rates.

13  
14 **Award from the Regional Architectural Association** - Trustee Waite stated that the  
15 Village received a very nice award from the Regional Architectural Association. The  
16 award was for the architectural aspects of a Lift Station that the Village replaced and the  
17 way that it fit into the community. There are different categories and this was under the  
18 \$5,000,000.00 category. The Village received a nice plaque.

19  
20 Village President Meyers-Martin stated that it was an Environmental Award under  
21 \$5,000,000.00 for the Graymoor Lift Station.

22  
23 Trustee Ormsby stated that is a very big deal. That is the Village's second award. The  
24 Village received an award for Kedzie Avenue. She would like to have the plaque so that  
25 we can display it. Village President Meyers-Martin stated that Joe Alexa has it.

26  
27 Trustee Waite stated that there were a lot of people there giving a lot of recognition to the  
28 award winners. He stated that is something that could be in the next newsletter.

29  
30 Village President Meyers-Martin stated that this competition goes on to the regional and  
31 State.

32  
33 Trustee Ormsby would like to see the paperwork on that so that she can get it framed and  
34 put up.

35  
36 **HUMAN RESOURCES:**

37  
38 Trustee Nale stated that she did not have a formal report this evening. She wanted to  
39 advise the audience that with the approval of this last month's Budget, that in that Budget  
40 it included \$180,000.00 as the Village's contribution to IRMA for the year.

41  
42 **PUBLIC SAFETY:**

43  
44 **Ordinance #2012-01 – An Ordinance Declaring Certain Property Surplus and**  
45 **Authorizing its Sale and Disposition** – Trustee Gibson stated that the first item under  
46 Public Safety is Ordinance #2012-01 – An Ordinance Declaring Certain Property Surplus

1 and Authorizing its Sale and/or Disposition. In the Board Packet is information from  
2 Chief Chudwin relating to a duty pistol that had a mechanical failure. In order for the  
3 duty pistol to be examined by an expert gunsmith it had to be sent out to an expert  
4 gunsmith in Three Rivers Michigan. The invoice for the repair of the pistol is \$250.00.  
5 The invoice remains open. In the interim, Mr. Ned Christiansen has inquired about  
6 making a deal with the Village to dispense with the \$250.00. The Village has an old gun  
7 rack that is not useable that was previously mounted in one of the squad cars. Mr.  
8 Christiansen would like to have it because he collects that. Mr. Christiansen would like to  
9 know if it is amenable to the Village that he accepts no fee for the \$250.00 to repair the  
10 pistol, and if the Village would decommission the Big Sky gun rack to him in lieu of the  
11 \$250.00.

12  
13 Trustee Waite stated that the police department would just throw it away because it is  
14 junk as far as they are concerned.

15  
16 Trustee Ormsby inquired of Village President Meyers-Martin why this is an Ordinance.  
17 Administrator Mekarski stated that it is disposal of surplus property and it has to be done  
18 by Ordinance. He stated that it is waiving First Reading and adopting in Second Reading.

19  
20 Village President Meyers-Martin stated that it is pretty cut and dry. Trustee Pennington  
21 stated that it is a good trade.

22  
23 Trustee Ormsby stated that she doesn't remember this ever coming up before in her  
24 career here. Administrator Mekarski stated that the Board did the same Ordinance for the  
25 bicycles. Village President Meyers-Martin stated that we did it for the computers. Trustee  
26 Pennington stated that there was one car that we did it for.

27 **Motion by Trustee Oliver, second by Trustee Ormsby to waive in First Reading and**  
28 **adopt in Second Reading Ordinance No. 2012-01 – An Ordinance Declaring Certain**  
29 **Property Surplus and Authorizing its Sale and/or Disposition.**

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

31  
32 **MSI Ticketing System Agreement for Web-Based Payment Services** – Trustee  
33 Gibson stated that the next item is the MSI Ticketing System Agreement for Web-Based  
34 Payment Services. She stated that the Audit Team has recommended additional internal  
35 controls for our Local Adjudication Process. One of the recommendations discussed  
36 involved the reduction of cash processed at the Customer Service Window. The  
37 Administration has contacted MSI (Municipal Systems Incorporate) regarding an  
38 Agreement and software installation to afford electronic payments over the internet.  
39 Trustee Gibson stated that they will not have to handle much cash if people pay by credit  
40 card or debit card.

41  
42 Trustee Gibson stated that in the Board Packet is the contract entitled “Agreement for  
43 Web-Based Payment Services.” The Agreement provides the implementation of this  
44 service for a fee of 1.77% of the amount paid, which is deducted from the Municipality’s  
45 share of any amount paid at the website. The term of the Agreement is for one-year.

1 **Motion by Trustee Ormsby, second by Trustee Oliver to authorize the Village**  
2 **President to enter into an Agreement, with Violations Payment.Com, Inc. an Illinois**  
3 **Corporation, entitled “Agreement for Web-Based Payment Services;” for a term**  
4 **not to exceed one (1) year from the date of execution.**

5  
6 Trustee Waite inquired of Trustee Gibson whether or not the Village is able to accept  
7 payments for anything other than violations. Trustee Gibson stated that this is just for the  
8 Ticketing System. Trustee Waite inquired whether or not the Village can accept credit  
9 cards for anything else. Administrator Mekarski stated that we are currently doing that for  
10 water bill payments right now. He stated that this Agreement is only with MSI because  
11 they are exclusively the support organization for our Court Adjudication Software.  
12 Trustee Waite inquired whether or not people could go on the website and pay for their  
13 violations. Administrator Mekarski stated that is correct. He doesn't know the actual  
14 logistics of how it is going to be set up. The Village will be going through an orientation  
15 as part of this Agreement.

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

17  
18 Trustee Gibson apologized for not having the following updates listed on the Agenda.  
19 She receives the information from Chief Chudwin the day of the Board Meeting and it is  
20 too late to have it added to the Agenda.

21  
22 **Burglaries in the Surrounding Area** – Trustee Gibson stated that Chief Chudwin and  
23 Deputy Chief Kickert are advising everybody to be very cautious when they leave home  
24 about leaving their home properly secured. She stated that there is a rash of burglaries all  
25 around us. Luckily, there isn't that much happening in the Village.

26  
27 **Attempt to Steal Copper from a Home** – Trustee Gibson stated that recently there was  
28 another attempt to enter the home at 3 Graymoor to steal the copper. The home is vacant.  
29 One of the officer's was patrolling in the area and saw lights on in the home and they  
30 stopped. There were footprints and lights were left on in the house. Luckily, they were  
31 not successful in taking the copper. This has occurred in several other places where the  
32 home has been vacant. Trustee Gibson is asking that everybody be vigilant and if they see  
33 any activity to immediately call the police.

34  
35 Trustee Waite inquired whether or not that could be sent out on the Reverse 911 to warn  
36 people. Trustee Gibson stated that she thought it could be. She stated that the Chief  
37 doesn't want to frighten people. The burglaries aren't happening in the Village. They are  
38 occurring in the surrounding areas. She stated that in the Tribune in the suburban section,  
39 there are pages and pages of things happening in the surrounding communities. She stated  
40 that our officers are pretty vigilant about going around and doing surveillance.

41  
42 Village President Meyers-Martin stated that it has been our policy to have people call the  
43 police any time that they see something that is out of order or looks amiss. We don't want  
44 them to be afraid to do that.



1 Trustee Gibson stated that the police will tell you if you think something is going on it is  
2 best to call them.

3  
4 **First Transition Meeting with Chicago Heights Fire and Ambulance** – Trustee  
5 Gibson stated that the first transition meeting to begin the planning of the crossover for  
6 Chicago Heights Fire and Ambulance Service will be held next week or the week after.  
7 An exact date has not been set.

8  
9 Trustee Ormsby inquired of Trustee Gibson whether or not she will be attending that  
10 meeting. Trustee Gibson stated that she will be attending that meeting.

11  
12 **REPORT OF VILLAGE ADMINISTRATOR:**

13  
14 **Appellate Decision – Southland Charter School** – Administrator Mekarski stated that  
15 he included in the Board Packet the State Appellate Court Decision, whereby the State  
16 Appellate Court has upheld the rights of the Southland College Prep Charter School to  
17 keep its doors open. He stated that this is a major victory for the parents and the children  
18 in Rich Township. Administrator Mekarski forwarded a personal e-mail from Dr. Davis  
19 to the Board in which she thanked the Board and the Educational Commission for their  
20 efforts in attending Public Hearings, and going downstate to give testimony before ISBE,  
21 and to continually support the efforts of the new Charter School.

22  
23 Trustee Oliver stated that there was somewhat of a Press Release and the main points  
24 outlined were that the Illinois State Board of Education did not error in concluding that  
25 the Southland Charter School proposal satisfied all requirements of the Illinois Charter  
26 Law, including that the school is economically sound for both District 227 and  
27 Southland. Secondly, that Southland provided sufficient information regarding the new  
28 Charter School’s Goals, Objectives, and Pupil Performance and Standards. That the new  
29 school did not have any impermissible admission requirements, but it is open to all  
30 students who reside within the boundaries of District 227, which was contrary to what  
31 they were debating in this whole issue.

32  
33 Trustee Waite stated that he heard that District 227 is considering an appeal. Trustee  
34 Oliver stated that is what the President sort of suggested that they weren’t going to leave  
35 anything off of the table.

36  
37 Trustee Pennington stated that it is his understanding that the band has been asked to  
38 perform in London at the Olympics. It will cost \$300,000.00 to outfit and make the trip  
39 available to the students.

40  
41 Village President Meyers-Martin stated that it is the band at Rich South that has been  
42 asked to perform in London.

43  
44 Trustee Pennington stated that it is still District 227. He stated the question is you are  
45 going to forego the possibility of sending a premiere band to the Olympics to file the Writ

1 of Certiorari to the Supreme Court of Illinois for this. He stated that it doesn't make  
2 sense.

3  
4 Trustee Gibson stated that they claim that they are not going to spend the funds from the  
5 school for the trip. They are trying to get all of the funds donated.

6  
7 **REPORT OF VILLAGE PRESIDENT:**

8  
9 **Geo Soul Liquor Permit** – Village President Meyers-Martin stated that she has one item  
10 on the Agenda regarding the Liquor Permit for Geo Soul. She stated that the Board has  
11 always tried to support the businesses in the Village and Geo Soul amongst them. There  
12 have been tenant/landlord issues with Geo Soul for quite some time. They went to Court  
13 back in December. At that time, the Cook County Circuit Court awarded the premises  
14 back to the Bizios. Geo Soul then went back to Court and they were issued a stay. They  
15 filed a Motion to Vacate that decision. That Hearing was scheduled for today. The Court  
16 case was continued until tomorrow.

17  
18 Village President Meyers-Martin stated that in the meantime their Liquor License came  
19 up for renewal at the end of December. At the end of December they had not paid for that  
20 Permit. They have since paid for the Permit and they have paid for their Business  
21 License. The Village is waiting for the decision tomorrow as to whether or not that stay  
22 will be vacated in terms of awarding the premises to the Bizios. When that decision is  
23 made, the Village will move forward with their Liquor License Permit.

24  
25 Administrator Mekarski stated that there is one other administrative issue that the Village  
26 is waiting for and that is their Dram Insurance and a copy of their lease. The Village did a  
27 full Health and Safety Inspection. The Village's Health Inspector did a very thorough  
28 inspection at 2:00 P.M. on Friday. He stated that everything was to hoyle. The food was  
29 stocked adequately. The restaurant wasn't in operation, but they had a large function that  
30 drew a considerable crowd. They had a major jazz act. Everything is in order to release  
31 the Permit aside from the administrative matters which still need to be cleared. He stated  
32 that may be moot depending on the decision of the Court.

33  
34 Village President Meyers-Martin stated that we will wait and see what happens with  
35 them.

36  
37 **Update on Tolentine Park Safety Issues**– Village President Meyers-Martin stated that  
38 she wanted to give a brief update on the Tolentine Park safety issues. The Village has  
39 sent letters to IDOT as well as to Miss O'Keefe who is also with IDOT regarding the  
40 Village's concerns about that park entrance. The park is scheduled to open in April. The  
41 Village is working with a very small window of opportunity to resolve the issues that it  
42 feels are involved with that park and the access to that park.

43  
44 Village President Meyers-Martin stated that she has been in contact with IDOT. She is  
45 working with the Deputy Director at IDOT in order to address the Village's requests for

1 some attention to those safety issues. She is hoping that the Village will be receiving  
2 some kind of a response in a short manner.

3  
4 **UNFINISHED BUSINESS:**

5  
6 **Discussion to Change Late Evening Hours from Monday to Thursday – Village**  
7 President Meyers-Martin stated that under Unfinished Business we have the change of  
8 the late evening hours from Monday to Thursday. The Board discussed that change due  
9 to the Court that takes place on Thursday. The Board felt that it was more productive to  
10 switch the late night from Monday to Thursday in order to accommodate the Court, as  
11 well as any resident who wants to conduct business with the Village at the front office.

12 **Motion by Trustee Pennington, second by Trustee Ormsby to authorize the**  
13 **Administration to terminate Monday evening’s customer window services and**  
14 **implement new evening hours, every Thursday from 3:00 P.M. to 8:00 P.M. or until**  
15 **Local Court is completed, for general administrative services and the collection of**  
16 **finances imposed by our Local Courts.**

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

18  
19 **NEW BUSINESS:**

20  
21 The Board did not have any New Business to discuss this evening.

22  
23 **RESIGNATIONS AND APPOINTMENT:**

24  
25 Village President Meyers-Martin stated that she did not have any Resignations or  
26 Appointments this evening.

27  
28 **EXECUTIVE SESSION:**

29  
30 **Executive Session to discuss matters of personnel – Open Meetings Act Section**  
31 **5ILCS120/2(c)(1) – Village President Meyers-Martin stated that the Board will be going**  
32 **into Executive Session but no action will be taken once the Board returns to Open**  
33 **Session.**

34 **Motion by Trustee Nale, second by Trustee Gibson to go into Executive Session to**  
35 **discuss matters of personnel according to the Open Meetings Act Section**  
36 **5ILCS120/2(c)(1) at 9:10 P.M.**

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

38  
39 **Motion by Trustee Pennington, second by Trustee Ormsby to return to Open**  
40 **Session at 10:05 P.M.**

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

