

1 **MINUTES OF THE VILLAGE OF OLYMPIA FIELDS**
2 **REGULAR MEETING OF THE BOARD OF TRUSTEES**
3 **Held on January 30, 2014**
4

5 Due to inclement weather on Monday, January 27th, 2014, the Regular Meeting of the Board of
6 Trustees was postponed until Thursday, January 30th, 2014. The Regular Meeting of the Board of
7 Trustees was held on Thursday, January 30th, 2014, at the Linzey D. Jones Municipal Building
8 and was called to order by Village President Debra Meyers-Martin at 7:02 P.M. The assembly
9 recited the Pledge of Allegiance. Administrator Mekarski/Village Clerk called the roll.

10
11 Present: Trustees – Gibson, Nale, Oliver, Byrd, Hudson, and Waite
12 Village President Debra Meyers-Martin
13 Village Administrator/Village Clerk, David A. Mekarski
14

15 Absent: None.
16

17 **MINUTES:**

18
19 **Motion by Trustee Gibson, second by Trustee Nale to suspend with the reading of the**
20 **Minutes of January 13th, 2014.**

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

23 **Motion by Trustee Oliver, second by Trustee Gibson to approve the Minutes of January**
24 **13th, 2014, as presented.**

25 **Voice Vote: All Ayes. Motion Carried.**
26

27 **BILLS FOR APPROVAL:**
28

29 Village President Meyers-Martin stated that she has Bills for Approval in the amount of
30 \$218,301.78. She stated that there is a Cover Memo in the Board Packet designating the more
31 significant payouts.

32 **Motion by Trustee Byrd, second by Trustee Gibson to approve the payment of Bills for**
33 **January 30th, 2014, in the total amount of \$218,301.78.**

34 **Roll Call: Ayes (6-0) Motion Carried.**
35

36 **COMMUNICATIONS AND PETITIONS:**
37

38 Village President Meyers-Martin opened up Communications and Petitions at 7:07 P.M.
39

40 **Appointment and Swearing-in of Officer Twilley as a New Full-Time Patrol Officer –**

41 Village President Meyers-Martin stated that we are so happy tonight to be able to swear-in an
42 officer who started with us part-time by the name of Officer Mark Twilley. We will be swearing
43 him in to a full-time position with the Village. Village President Meyers-Martin stated that we
44 are very honored and excited to have him onboard full-time. We are also honored and very proud
45 to have his mother, Miss Leanette Twilley, with us tonight. She thanked the members of the
46 Country Club Hills Police Department for coming out this evening.
47

1 Village President Meyers-Martin asked Trustee Gibson, the Liaison to the Public Safety
2 Committee, to join her as well as Chief Krull. Village President Meyers-Martin administered the
3 oath for a full-time police officer to Officer Twilley as follows: “I, Mark Twilley, having been
4 appointed to the position of police officer in the Village of Olympia Fields in the County of
5 Cook, State of Illinois, do solemnly swear that I will support the Constitution of the United
6 States, the Constitution of the State of Illinois, and all Ordinances of the Village of Olympia
7 Fields. And that I will faithfully discharge the duties of the position of police officer to the best
8 of my ability.” Village President Meyers-Martin congratulated Officer Twilley. (There was a
9 round of applause and a standing ovation). Officer Twilley stated thank you. Village President
10 Meyers-Martin stated that we are so happy to have Officer Twilley with us.

11
12 Trustee Gibson stated that she is so happy. She stated that when they were interviewing him they
13 knew that they had the person that they needed. Trustee Gibson stated that Officer Twilley has
14 done a wonderful job since that time and she is proud of him. Trustee Gibson stated that she is
15 proud of all of her officers. She stated that we have one of the best forces in the State of Illinois
16 and she knows that Officer Twilley will add to that.

17
18 Village President Meyers-Martin thanked the officers of the Village of Olympia Fields. She
19 stated that it is one of the best Public Safety Departments in the entire State. She thanked the
20 officers for being here this evening.

21
22 Chief Krull stated that it is a huge honor being here swearing Officer Twilley in. Officer Twilley
23 is the third new officer that he has had the privilege of helping to be sworn-in. Chief Krull stated
24 that we will be, if we are not already, the best police department in the State of Illinois. That is
25 Chief Krull’s stated goal. He knows that Officer Twilley is going to help him get there. He stated
26 that with the support of our elected officials we will do that. Chief Krull stated welcome aboard.
27 Officer Twilley thanked Chief Krull. (There was a round of applause).

28
29 Village President Meyers-Martin thanked everyone for joining the Board in this celebratory
30 event of our new full-time police officer, Officer Mark Twilley. Village President Meyers-Martin
31 closed Communications and Petitions at 7:13 P.M.

32
33 **FINANCE:**

34
35 **December 2013 Financial Statements** - Trustee Byrd stated that the Revenue and Expense
36 Report shows that the Water Fund and the Sewer Fund continue to over perform. Their projected
37 Budgets on the Revenue side continue to be on task as well as on the Expense Side. Trustee Byrd
38 stated that in looking at the Revenue in the Water Fund the Village budgeted \$290,388.00. The
39 Village actually received \$344,337.00 in Revenue. Trustee Byrd stated that in the Sewer Fund
40 the Village had budgeted in Revenue \$94,236.00. The Village actually received \$119,671.00 in
41 Revenue. In the General Fund, the Village budgeted \$250,584.00 in Revenue. The Village
42 actually received \$248,592.00 in Revenue. It is about \$2,000.00 less than what the Village had
43 budgeted for which is pretty much on task.

44
45 Trustee Byrd stated that on the Expense side for the month of December, the Village budgeted
46 \$358,043.00 for the General Fund. The Village actually spent \$368,538.00 of that fund. It is
47 approximately \$10,000.00 more than what the Village had budgeted for Expenses for that month.

1 The Water Fund and the Sewer Fund continue to meet or exceed their Budget on the Expense
2 side. The Village budgeted to spend \$571,492.00 in the Water Fund. The Village actually spent
3 \$556,613.00. The Village budgeted to spend \$150,968.00 in the Sewer Fund. The Village
4 actually spent \$142,962.00.

5
6 Trustee Byrd stated in looking at the graph we are pretty much on line where we are supposed to
7 be. The General Fund is a little off, but it is pretty much on Budget there too.

8
9 Trustee Byrd stated that the next page has the “Current Month Surplus/Deficit.” That shows the
10 net for December between the Revenue and Expenses that were talked about earlier. In the
11 General Fund the Village budgeted to have a deficit of \$107,460.00 for December. The Village
12 actually had a \$119,945.00 deficit because of what the difference was in the Revenue and
13 Expenses. Revenue was down and the Expenses were slightly up. It is about a \$12,500.00
14 difference in that deficit which Trustee Byrd still considers to be on task at the moment. The
15 Village had budgeted \$281,104.00 in the Water Fund. The Village actually had \$212,277.00. In
16 the Sewer Fund \$56,732.00 was the budgeted net for December. It was actually \$23,290.00.

17
18 Trustee Byrd stated that the bottom of the page shows the “Year to Date Surplus/Deficit.” The
19 Village budgeted to have \$524,351.00 in the General Fund. The Village actually has \$600,969.00
20 in deficit in the General Fund. The Village is about \$76,000.00 off currently. If you look at the
21 General Fund with the Revenue and Expenses that are there, the Expenses are slightly higher in
22 the General Fund than what the Village had budgeted for which is causing that deficit at the
23 moment. Trustee Byrd discussed this with Cindy Saenz. They don’t see a problem for this Fiscal
24 Year at the moment on that. It should straighten itself out within the next couple of months.

25
26 Trustee Byrd stated that in the Water Fund the Village budgeted to have \$206,087.00. The
27 Village actually had \$320,091.00. There is a \$114,000.00 overage which is good. In the Sewer
28 Fund the Village budgeted to have a \$60,524.00 deficit. The Village actually had a \$19,388.00
29 deficit. He stated that we are about \$41,000.00 plus on that. The Water Fund and the Sewer Fund
30 are exceeding their Budgets at the moment.

31
32 Trustee Byrd stated that the last page of the Report shows the ups and downs that the Village has
33 been going through since April. He stated that the Trustees can read the Detailed Reports on the
34 Revenue and Expenses. Trustee Byrd is willing to answer any questions that the Trustees may
35 have on that.

36
37 **Fiscal Year 2015 Budget Process Calendar** – Trustee Byrd stated that in the Board Packet is a
38 Memo from Cindy Saenz about the 2014/2015 Budget that is coming up. The Memo outlines
39 prospective dates that the Finance Committee will be meeting and the prospective dates that we
40 will be meeting with the Department Heads for review. There are prospective dates for the
41 Trustee Budget Review as well.

42
43 **BUILDING:**

44
45 **Information Only: Beautification Member Attendance at the Morton Arboretum Seminar**
46 **Entitled “Protecting Your Budget and Trees”** - Trustee Hudson stated that one person from
47 Public Works and two people from the Beautification Committee attended a seminar. The

1 Beautification Committee called the Botanical Gardens and the Botanical Gardens sent the
2 Beautification Committee an outline as to what they could go to in order to get some information
3 about the Village's trees, and how we could better take care of our trees and other types of things
4 that we want to plant. Everyone that attended the seminar stated that it was very good. They
5 believe that the amount of money that it would cost in order to do what was suggested to them
6 would be a little bit more than what we have in the Budget normally and it would require more
7 staff. Trustee Hudson stated that we would have to look into that.
8

9 Trustee Hudson stated that one of the positive things that came from that was that every year
10 they have a Grant that the Village could apply for which is about \$10,000.00. She stated that the
11 Village may get an opportunity to apply for that Grant which would help the Beautification
12 Committee to do some of those things that were suggested.
13

14 Village President Meyers-Martin stated that she had asked Kay Mangan to reach out to the
15 Botanical Gardens to find out what that process is like for the Village to investigate having its
16 own botanical garden. Village President Meyers-Martin has not heard from Mrs. Mangan. She
17 thought that perhaps Mrs. Mangan had reported to Trustee Hudson, or if they had conversations
18 with the Botanical Gardens that maybe Mrs. Mangan was able to elicit some information.
19

20 Trustee Hudson stated that some of the information that the Botanical Gardens was sending to
21 the Beautification Committee was a start on how we can prepare ourselves for that. You have to
22 have certain staff in place if you are going to do a garden. You have to determine the best type of
23 plantings that you are going to do because some require more care than others. A lot of
24 information was sent. There is a CD that anyone that wishes can review. It is just the beginning
25 portion of it. It is not everything that you need to do. They thought that the first thing that we
26 would need to do is to establish whether or not we are in a position to do it. She stated that the
27 Beautification Committee has to speak more about that in depth. Mrs. Mangan did reach out to
28 the Botanical Gardens and they sent the information even though the seminar was held at the
29 Morton Arboretum.
30

31 Village President Meyers-Martin inquired of Trustee Hudson how enthusiastic the Beautification
32 Committee is about that concept in terms of the work that they would then be required to do.
33

34 Trustee Hudson stated that they are enthusiastic about the concept, but she is not sure about the
35 work. It stated that they needed certain things that the Beautification Committee didn't feel that
36 they were educated to do. One of the suggestions was to take pictures of various trees and plants
37 and find out what killed them, or what would keep them alive. They would be willing to take
38 pictures and establish that. They are not willing to do the planting and keeping it up.
39

40 Village President Meyers-Martin stated that she is positive they wouldn't want to do it thus the
41 staff requirements. She didn't know if the concept generated any excitement among them.
42

43 Trustee Hudson stated that she believes it did. They were very excited about going to the seminar
44 and getting something out of it.
45
46
47

1 **PLANNING:**

2
3 Trustee Oliver state that he did not have a Formal Report this evening.

4
5 **PUBLIC WORKS:**

6
7 **LED Lighting Throughout the Village** - Trustee Waite stated that he wanted to report on a
8 project that Public Works had for some time and that is the LED Lighting throughout the
9 Village. He has had an interest in the LED Lighting for the last five, six, or seven-years. He has
10 been looking at that for some time. Trustee Waite explained that for those that don't know what
11 LED Lighting is, the instrumentation panel on most new cars today is blue, red or green, and that
12 is LED Lighting. After a company came up with the ability to create white light with LED Bulbs,
13 the LED Lighting started to take off. He stated that the benefit of the LED Lighting over other
14 types of lighting like incandescent is that the incandescent gives off more heat than light. The
15 fluorescent light doesn't give off as much heat. It gives off light. It cost 20% less than
16 incandescent lighting. The LED Lighting uses about 30% of the electricity that the LED Bulbs
17 use.

18
19 Trustee Waite stated that we were looking at a project with the help of Joe Alexa and his group
20 doing more research on the subject. They came up with a company that is keenly interested in
21 working with the Village to consider changing out all of the light bulbs in the Village to LED
22 Light Bulbs. He stated at the parking area at the Metra Station there are 250-watt bulbs. They
23 only last about a year. They have to replace all of those incandescent bulbs every year. He stated
24 that if you replace them with the compact fluorescent bulbs that first came out and that was
25 mandated by the Federal Government, they last about six-years, maybe seven-years. The LED
26 Bulbs last longer than 10-years. They are guaranteed to last 10-years. Rather than going out and
27 replacing these bulbs every year, you can now think in terms of replacing them every 10 to 15-
28 years. The annual savings in our Village would be \$7,710.00 to replace the bulbs and have a
29 Boom Truck and two men do the work.

30
31 Trustee Waite stated that we found out that there were some subsidies available from the State.
32 He stated that to change out all of the bulbs would run about \$41,000.00 with an annual electrical
33 savings of about \$7,400.00. He stated that if you add the \$7,700.00 to the electrical savings
34 annually you are at \$15,000.00 a year which is about the net cost that we have in the whole
35 project after the subsidies are taken care of. He stated that by the end of the first year the Village
36 should be at a break-even. He stated that every year after that the Village will have a savings of
37 \$15,000.00 in the exterior public lighting. Most of the subdivisions in the Village, the street
38 lights on Kedzie Avenue, and the parking lots are where the Village has to pay for electricity and
39 the bulbs. The Village will change those out hopefully over the next few weeks. The Village
40 should be seeing quite a savings for the next 10 to 15-years.

41
42 Village President Meyers-Martin stated that before we call the Motion before the Trustees, she is
43 going to let Administrator Mekarski complete the report to kind of tie it up into a final
44 presentation.

45
46 Trustee Byrd stated that when he was on the Chicago South Suburban Mass Transit Board. They
47 went to the LED Lighting at the University Park Station. The monthly bill went down 50%.

1 Administrator Mekarski stated that this is relative to the Revised Agenda which was sent out
2 electronically. Gladys had hard copies on the desk. The Village received correspondence on
3 January 21st indicating that it was pre-approved and given Notice to Proceed for Installation of
4 the LED Lighting Project that Trustee Waite had initiated. They are reserving \$25,276.10 until
5 May 15th. The packet before the Board is the Rebate Agreement which was put together by our
6 vendor along with the assistance of Trustee Waite and the Director of Public Works, Joe Alexa.
7

8 Administrator Mekarski stated that what has to be passed tonight is on the second page of that
9 letter, "State of Illinois Department of Commerce and Economic Opportunity Rebate Agreement
10 #450." After Administrator Mekarski outlines the financial costs, the Village President will chalk
11 up a Motion authorizing the Village President to enter into this Rebate Agreement. Administrator
12 Mekarski provided a three-page handout to the Board. There is a spreadsheet on Page 3. The first
13 column says "Project." He stated that is the comprehensive listing of the Village's street lights
14 and the Village's public right-of-way. There are 30-lights on Kedzie Avenue. There are 51-lights
15 at the Metra Parking Lot. There are three-lights at the Olympia Club Subdivision. There are three
16 lights at the Governors Office Park. There are 11-lights at The Traditions Subdivision. There are
17 a total of 98-lights. The second column indicates what type of standard fixture is currently in
18 those light fixtures. They are indicating what they would replace it with, which is what the LED
19 Retrofit Kit is. The next two columns entitled "Equipment and Installation" are the total
20 component costs for the project. The sixth column gives you the total cost by street type. He
21 stated that for Kedzie Avenue the total cost would be \$14,356.65. The cost for the Metra Parking
22 Lot is \$24,406.30. The cost for Governors Office Park is \$970.24. The cost for The Traditions
23 Subdivision is \$1,435.66. The total outlay that the Village would have to finance or put forward
24 is \$41,168.86. The ninth column is entitled "Rebate." The rebate totals \$25,276.10. Column 10 is
25 entitled "Net Cost." That is the Village's local match. That is \$15,892.76. He is sure that the
26 Board wants to know where the outlay is coming from which is the \$41,168.86, and where is the
27 local match coming from. The local match is the Village's real cost on this Grant.
28

29 Administrator Mekarski stated that the Metra Parking Lot with 51-lights and a total cost of
30 \$24,000.00 is over 55% of the total Budget. Cindy Saenz has indicated that the Village has
31 adequate funds in the Metra Fund Balance. As of the end of the Fiscal Year of 4-30-13, the fund
32 balance in the Metra Fund was \$225,375.00. He stated that just under \$8,000.00 will come from
33 the Metra Fund. The remaining balance which is just under \$8,000.00 as well will come out of
34 the General Fund. It is not budgeted. The Village will achieve that through budgetary variances
35 that Cindy Saenz is examining right now. The Village President has asked the Finance Director
36 to review the December Financial Statements, to identify any variances both over and under
37 Budget in an attempt to make the decision to recommend to the Board of Trustees that the 2013-
38 2014 Budget be amended. That will be presented to the Board at a subsequent meeting. Initially,
39 the entire outlay would come from the Village's Unrestricted Unencumbered Fund Balance
40 which has liquidity under \$100,000.00. He stated that \$25,000.00 is already reserved by DCEO
41 and requisition would be made for that immediately upon completion, which should be before
42 the end of May. There is a small chance that the Village would get that this Fiscal Year. More
43 than likely with the processing with DCEO the Village would probably receive it in the first
44 quarter of the next Fiscal Year. He stated that \$25,000.00 is covered by the Illinois Department
45 of Commerce and Economic Opportunity. The match, half of it, or 55% would come from the
46 Metra Fund and the other half from the General Fund.

1 Administrator Mekarski stated that there is another column that he didn't explain that is a real
2 benefit. Trustee Waite had alluded to it. This is one factor why Trustee Waite and Joe Alexa
3 were really motivated. Column 7 says "Annual Energy Savings." It states \$7,398.37. That is how
4 much money the Village is going to save in electricity bills annually for the life of those bulbs.
5 Even though the Village is putting about a \$8,000.00 match from the Metra Fund and a
6 \$8,000.00 match from the General Fund, in two-years you are pretty much paid off. After that
7 the taxpayers and the Village Officials can enjoy a savings of \$7,398.37 or more as utility bills
8 go up annually for the life of our bulbs. It really is a win-win.

9
10 Village President Meyers-Martin asked Administrator Mekarski to speak to if in fact the Village
11 does not provide matching funds what happens. Administrator Mekarski stated that if the Village
12 does not provide matching funds we have to turn in the Grant. The funds are not reserved for the
13 Village if it can't meet the Grant Agreement. The Grant Agreement requires the Village to
14 provide a match of \$15,892.76.

15
16 Village President Meyers-Martin stated that she felt that was important to know. Secondly, in
17 terms of LED Lighting versus the standard lighting that the Village has now, she stated that we
18 are constantly changing bulbs. They are constantly going out. She is constantly calling Joe Alexa
19 to say that lights are out at the Metra Station, or lights are out on Kedzie Avenue. This provides a
20 resolution to that particular problem as well.

21
22 Administrator Mekarski stated that there is equipment savings with replacement bulbs. He stated
23 that Trustee Waite can address the life span of these compared to a standard bulb.

24
25 Trustee Waite stated that it is over 10-years on an LED. It is one-year on the others. There would
26 be a savings of bulbs and man hours of \$7,710.00 a year. That is where that savings comes in
27 after the new bulbs are installed. Every year, in addition to the electrical savings of \$7,398.37
28 you have another \$7,710.00 in labor costs of replacing those bulbs every year over the next 10 to
29 15-years.

30
31 Administrator Mekarski stated that the payback with the equipment and the manpower is much
32 sooner than two-years. The taxpayers will enjoy that benefit for the life of the system. Trustee
33 Waite stated that he estimates that the payback would be achieved at the end of the first year.

34
35 Administrator Mekarski stated that if any resident or Board Member is concerned about the
36 lighting quality, we did a test with three light standards in the Metra Lot. Trustee Waite stated
37 that we installed three-bulbs. Just as you go into the Metra Lot there is a cross street that comes
38 off of the street that the Post Office is on to get you over to the street that comes in off of Kedzie
39 to put you into the parking lot. Right on that intersection we selected three lights and we installed
40 the LED Light Bulbs. We went back after dark to see what the result was. There was
41 significantly more light output from those bulbs than there were from the rest of the bulbs in the
42 Metra Lot that need to be replaced every single year. He stated that the question did arise that
43 maybe we should cutback and not replace those bulbs with the wattage bulb we were looking at
44 for the LED's. They decided to see if there was a perceivable difference by putting in those new
45 LED Bulbs and the light output that you got from them.

46

1 Trustee Hudson stated that she is not against it. She inquired whether or not the Village has
2 information that these bulbs actually last 10-years. The reason she is asking that is because the
3 bulbs that she buys at the store don't last as long as the carton says they are suppose to last. That
4 doesn't mean that the ones that the Village are going to buy which she is assuming is a much
5 higher quality wouldn't last long. She just wondered if the Village had any information from
6 anywhere that says that someone put one in and it did last 10-years. She is aware that it is good
7 lighting. Trustee Hudson stated that we are calculating our numbers on the fact that we would
8 not have to replace the bulb for 10-years.

9
10 Trustee Waite stated that the manufacturer guarantees the bulbs will last 10-years. He stated that
11 the LED's are not widely used right now. The first retailer that went overboard on the LED Light
12 Bulbs was Home Depot. They established a partnership with the LED Manufacturer to have an
13 exclusive in their stores when it came to LED's. There is some real aggressive marketing going
14 on and guarantees that are significant. When Trustee Waite first started looking at LED's five or
15 six-years ago, there were no LED Light Bulbs available for anything other than commercial
16 applications. The company that first came out with them is called "Cree." At that time their sales
17 were less than \$100,000,000.00. All they did was design fixtures and light bulbs and then give
18 those to other manufacturers who manufactured the fixtures and then marketed the light bulbs.
19 Today Cree's sales are way over a Billion Dollars. The country that is most aggressively
20 installing LED Bulbs is China. Cree established manufacturing in China five or six-years ago
21 and has worked very closely with the Chinese Government in implementing these LED Bulbs
22 that provide a big savings. Cree contracted with a number of cities like Ann Arbor, Michigan,
23 Utica, Michigan, and several other cities in the south where they went in and installed 100%
24 LED Lighting. Just with Ann Arbor, Michigan the savings was \$100,000.00 a year in electricity.
25 Trustee Waite has a lot of information available on LED Bulbs if anybody would like to take a
26 look at it.

27
28 Village President Meyers-Martin stated that to partner with Trustee Hudson's question, if the
29 bulbs are guaranteed by the manufacturer for 10-years, if a bulb only lasts five-years, do they
30 then guarantee that they will replace it.

31
32 Trustee Waite stated yes. Trustee Waite stated that he had some compact fluorescent bulbs and
33 those were to last six-years. He had a couple that didn't last six-years. He called them on the
34 telephone and informed them that they didn't last the time period that they were supposed to.
35 Trustee Waite received two replacement bulbs.

36
37 Trustee Byrd stated that Trustee Waite did a great job on the research that he did. Trustee Byrd
38 was on the Chicago South Suburban Mass Transit Board. He stated that they went to the same
39 thing at the University Park Station and there was a 50% cut in the monthly electricity bill.

40
41 Trustee Waite inquired of Trustee Byrd whether or not there was any feedback from them as to
42 how long those bulbs lasted. Trustee Byrd stated that Trustee Waite could probably talk to
43 someone over there and get some feedback.

44
45 Village President Meyers-Martin stated that this discussion was scheduled to come under the
46 Village Administrator's Report, but because Trustee Waite has brought that subject up under
47 Public Works she requested a Motion to move that Agenda item up to Public Works.

1 **Motion by Trustee Gibson, second by Trustee Oliver to move that Agenda Item up to**
2 **Public Works.**

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

4
5 **Motion by Trustee Oliver, second by Trustee Gibson to authorize the Village President to**
6 **execute a DCEO Public Sector Energy Efficiency Rebate Agreement #450 (LED Street**
7 **Lighting) Approval of the Pre-Application and Notice to Proceed for an estimated**
8 **reimbursement of \$25,276.10.**

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

10
11 Administrator Mekarski stated that we will process the Application with DCEO immediately,
12 authorize our contract to proceed, and try to get the reimbursement within this Fiscal Year.
13 Administrator Mekarski stated that Trustee Waite took a strong leadership on this in identifying
14 the Grant opportunity, identifying a vendor, and working with him and Joe Alexa for
15 approximately nine-months. Ultimately it paid off. Administrator Mekarski thanked Trustee
16 Waite.

17
18 **Shortage of Salt for the Roads** – Village President Meyers-Martin stated that she has a
19 comment related to Public Works on the shortage of salt. She stated that we are having a horrific
20 winter. Everyone’s salt supplies are in short demand. The Village President spoke with the South
21 Suburban Mayors & Managers Association. There are many other towns whose salt supply is
22 low. It is practically impossible to order new salt. Mr. Alexa is working with a consortium where
23 they buy salt together to get better prices. They are looking to try to replenish their supplies. She
24 stated that in the event that is not possible, you will see a different strategy in terms of salting
25 because we have to make the salt stretch especially if we can’t get additional salt. There will be
26 information coming out on NIXLE regarding that if, in fact, drivers will need to be more mindful
27 of the fact that the streets may not have as much salt as they have had in the past. She stated that
28 this has been a horrific winter and we are only at the end of January.

29
30 Trustee Waite stated that he received Mr. Alexa’s Memo on the salt. He stated that it has been in
31 the media about the shortage of salt. Trustee Waite stated that years ago they scattered sand. He
32 has seen it firsthand when he resided in Dallas. They scattered sand on the ice. He stated that it is
33 very effective. It works even when the temperature is 20 below zero. Trustee Waite stated that
34 the Village President might want to ask Mr. Alexa to have some sand for backup.

35
36 Village President Meyers-Martin stated that we will certainly investigate all resources possible.
37 She just wanted to mention that there is a shortage of salt.

38
39 **HUMAN RESOURCES:**

40
41 **Virgin Pulse/SSMMA Meeting** - Trustee Nale stated that she, along with Administrator
42 Mekarski and the Director of Finance, Cindy Saenz attended a South Suburban Mayors &
43 Managers Association Meeting in Orland Park. Several communities were represented including
44 but not limited to Park Forest, Orland Park and Flossmoor. The purpose of the meeting was to
45 review the progress of the Virgin Health Program sponsored by The Horton Group which was
46 originally initiated four-years ago and was recently introduced to the Village employees in
47 October of 2013. Each Village had the opportunity to express the success of their programs and

1 offer suggestions for the future. All agreed that due to the ever increasing cost of health care,
2 incentives are needed to encourage a healthy lifestyle for all of our employees. They discussed
3 some new options that they were going to have in their program. One was a change of name
4 from “Virgin Health Miles” to “Virgin Pulse.” They decided that they would have a new format
5 on their website and that they would like to initiate different types of paraphernalia to use to
6 register the number of steps that are taken. They have wrist bands and things that will go around
7 your neck and still get the same type of measurement. Trustee Nale stated that they talked about
8 having different Villages compete against each other.

9
10 Trustee Nale stated that in our Village out of five-levels, and these levels are measured like you
11 are going up the stairs, each stair that you take requires a certain level of participation. Out of the
12 five-levels you can obtain, two of our employees already reached Level 2, which means that they
13 have taken 11,099 steps. They also received a \$25.00 reward. In order to reach Level 3, 23,999
14 steps must be reported with a reward of \$125.00. They are considering making the stairs a little
15 less steep so that you wouldn’t have to take as many steps. That is a new program that they are
16 considering for the future. Trustee Nale stated that we are off to a good start in our Village but
17 we need to make it better. Trustee Nale will be speaking to all of the Department Heads to
18 encourage further participation which is one of the goals of the Human Resource Committee.

19
20 **CPR Seminar** – Trustee Nale stated that today we had a CPR in-service for all of the staff. We
21 had approximately 25-employees attend. The Chicago Heights Fire Department did a superb job.
22 They have a leader in CPR, Mark Lueder, who travels the country and presents these classes. He
23 had three assistants with him. The employees were divided into three, separate groups doing
24 three, separate things as far as mouth-to-mouth resuscitation, feeling the carotid pulse and so
25 forth. Trustee Nale stated that it was an exceptionally good meeting. She was very, very proud.
26 She will send a letter of commendation to Mr. Lueder and his three assistants. Trustee Nale
27 stated that it was great. It was a very good program.

28
29 **Fire Extinguisher Program** – Trustee Nale stated that she has plans to have a program which
30 involves the use of the fire extinguishers. Trustee Nale tentatively has a program scheduled for
31 using computers and the proper distance you should be from a computer, and some of the
32 feedback that she is getting back from the employees as far as problems with their shoulders and
33 things like that. That is in the future.

34
35 **PUBLIC SAFETY:**

36
37 **Thank you Email – Sergeant Blasingame & Officer Twilley** - Trustee Gibson stated that she
38 has some very good news from the police department as the Public Safety Liaison. There is no
39 need for a Motion. It is for information only. The Police Department received a thank you e-mail
40 on Tuesday, January 21, 2014, from Tom Keegan, who is a retired Winnebago County Sheriff’s
41 Deputy, and a friend of one of our resident’s, Evelyn Duggan, in reference to actions taken by
42 Sergeant Derrick Blasingame and Officer Mark Twilley on January 2nd.

43
44 Sergeant Blasingame had been given the task of training our newest officer; Officer Mark
45 Twilley on that date when they received a solicitor complaint from Mrs. Duggan at
46 approximately 2:55 P.M.

1 Upon their arrival to Mrs. Duggan’s home, Sergeant Blasingame and Officer Twilley spoke with
2 her and learned that she was in fact suspicious of a person offering to perform home repairs. Mrs.
3 Duggan is a senior citizen. Sergeant Blasingame and Officer Twilley checked the area and were
4 unable to locate the suspicious person. Mr. Keegan who the police department received the e-
5 mail from, related that after checking the area, Sergeant Blasingame and Officer Twilley
6 returned to speak with Mrs. Duggan and spent the time necessary to make her feel safe, secure
7 and at ease, while reminding her to always call the police whenever she needs assistance. Mr.
8 Keegan in his e-mail related that Mrs. Duggan said the officers couldn’t have been nicer and that
9 each time she has had to contact, or be in contact with the police department the officers were
10 nice and professional.

11
12 Mr. Keegan sent the e-mail to Chief Krull. Mr. Keegan stated that there are many times when
13 you do not get the “thank you” for taking a few minutes or more than a few minutes to care for
14 someone who is concerned. He is a dear friend and he has been a friend to Mrs. Duggan for a
15 long, long time. He asked the Chief for a favor to please look up which Officers came because he
16 didn’t know what the Officers names were, and to be sure to commend them for a job well-done.

17
18 Trustee Gibson stated that is just one other thing that we can be proud of that happens with our
19 police force in the Village of Olympia Fields, especially since Chief Krull has been here.

20
21 **REPORT OF VILLAGE ADMINISTRATOR:**

22
23 **Ordinance #2014-01 – An Ordinance Calling for a Public Hearing to Consider Designation**
24 **of a Redevelopment Project Area for the Village of Olympia Fields, Cook County, Illinois**
25 **(Lincoln Highway and Western Avenue Tax Increment Financing District, “TIF 2”) (First**
26 **and Second Reading)** - Administrator Mekarski stated that he is really excited to present to the
27 Board on schedule Ordinance #2014-01 an Ordinance calling for a Public Hearing to consider
28 designation of a Redevelopment Project Area for the Village of Olympia Fields, Cook County,
29 Illinois (Lincoln Highway and Western Avenue Tax Incremental Financing District, known as
30 “TIF 2”) for First and Second Reading.

31
32 Administrator Mekarski stated that this is a Comprehensive Ordinance that sets forth a number of
33 timetables called out in State Statute. It is for the creation of our primary Economic Development
34 District and our Tax Incremental Financing District on the northwest quadrant of Lincoln
35 Highway and Western Avenue. It includes the nine-acre parcel that was formerly held by Harold
36 Motors with Chrysler Jeep and Mazda. It also incorporates the nine-acres that Currie Motors is
37 operating a Used Car Sales Service out of. That land is under a Purchase Agreement. It is being
38 consolidated to 18-acres. A National Retail Development Group is in a Purchase Agreement with
39 the developers. They are laying out a \$45,000,000.00 redevelopment strategy. The Village is
40 working very diligently to push the Agenda forward. The Village received some good news from
41 the Development Group and IDOT.

42
43 Administrator Mekarski stated that the reason why it is necessary to adopt this Ordinance today
44 is because this Ordinance sets that Public Hearing for March 24th, 2014, at 7 o’clock P.M. It calls
45 for the inaugural meeting of the Joint Review Board. That is a governing body of all of the
46 Taxing Districts that will be reviewing the Redevelopment Agreement and the Redevelopment
47 Plans, and provide advisory recommendations to this body. The first meeting of the Joint Review

1 Board will be February 19th, 2014, at 2 o'clock P.M. The Ordinance provides further
2 requirements for the Village to Notice interested parties. We already have one of our citizen's
3 listed as an interested party. He stated that there will be Official Notices going out to the taxing
4 authorities from Prairie State College, the Elementary School Districts, the High School
5 Districts, and so on and so forth, to Cook County, to DCEO and to all residential properties
6 within Chicago Heights, Park Forest, Olympia Fields, within 700-feet of the TIF boundaries. The
7 Ordinance accomplishes all of those items. It is one of the necessary prerequisites to get your
8 TIF going.

9 **Motion by Trustee Oliver, second by Trustee Nale to waive on First Reading and adopt in**
10 **Second Reading Ordinance No. 2014-01 – An Ordinance calling for a Public Hearing to**
11 **consider designation of the Redevelopment Project Area for the Village of Olympia Fields,**
12 **Cook County, Illinois (Lincoln Highway and Western Avenue Tax Increment Financing**
13 **District, “TIF Number 2).”**

14
15 Trustee Gibson inquired of Village President Meyers-Martin what happens when a taxing body
16 is not in favor of the reduced amount of taxes that they would receive.

17
18 Administrator Mekarski stated that it is not any “reduced amount of taxes.” That is the great
19 thing about the TIF District. The current taxes that are enjoyed by all of the taxing bodies will
20 continue. They will continue for 22-years. Whatever each of the taxing bodies is receiving right
21 now, according to the EAV for the property, is what will be established. It will not grow. Their
22 tax receipts are not going to grow. It will essentially remain the same. The differential between
23 what the base taxes are right now and the future taxes after the new development produces the
24 TIF increment. The TIF increment goes to the developer to subsidize a portion of the
25 development. There are only certain eligible costs that can be financed by a TIF. It's generally
26 the acquisition for the property, the demolition of the property, any infrastructure, water, sewer,
27 streets, road improvements called for by IDOT, Storm Water Management, and in some cases
28 parking lot and lighting.

29
30 Administrator Mekarski stated that the Joint Review Board composed of the taxing bodies is an
31 advisory Board. Ultimately, this governing authority has to make a final decision. This Board is
32 very conscientious of the advisory recommendations provided by that body. Part of the strategy
33 is you are saying if it wasn't for this incentive, the development by itself is not going to come.
34 But with this incentive, we are jump-starting that corner to a major project. He stated that our
35 hope is that will then stimulate the market across the street naturally. He stated that if you get a
36 \$45,000,000.00 brand new development across the street, we might be back in a position to get a
37 Class “A” Grocer, Mariano's, maybe even get Jewel back to the Village, maybe a Kohl's, maybe
38 an electronic store. It is a whole new market. The taxing bodies will gain not directly from the
39 growth of this project, but by all the stimulated Economic Development across the street.

40
41 Trustee Waite inquired of Administrator Mekarski what happens if the recipient of the TIF
42 defaults. Administrator Mekarski stated that it does not affect our body capacity because this is
43 essentially a pay as you go. We are not putting out any outlay or guaranteeing the bonds. They
44 are financing the development themselves and then as each annual increment comes in, they
45 essentially can get like a rebate towards their debt service. He stated that if it is a \$45,000,000.00
46 development and there is \$12,000,000.00 in eligible costs, they will probably carry the
47 \$12,000,000.00 on a separate note and that note would be identified before we would enter into a

1 Development Agreement. He stated, say that the note is for 22-years at a \$1,100,000.00 debt
2 service, the principle and interest; it appears right now that our TIF could produce \$1,600,000.00
3 just by rough estimates. The developer would pay the note on his bond for the eligible costs, say
4 the \$12,000,000.00 hypothetically, and then the Village would have a surplus. He stated that two
5 things can be done with that surplus. This governing authority can give that surplus back to the
6 Taxing Districts, High School District, Elementary School District, Prairie State College, or it
7 could encumber it for a short period of time and direct it towards an incentive for doing a
8 Build-out for development across the street. He stated that if the Village had a surplus and we
9 built it up for over five-years, and it is a few Million Dollars, you could use that Million Dollars
10 to induce Mariano's, if you come to Olympia Fields we will go ahead and subsidize your build-
11 out by \$2,000,000.00. He stated that for an existing building, TIF can be used for remodeling. He
12 stated that for a new building it can only be used for infrastructure, roads, water and sewer. It
13 can't be used for the building and structure itself.

14
15 Administrator Mekarski stated that at the Public Hearing scheduled for March 24th, the Village
16 Attorney will be here as well as Mike Hoffman from Teska Associates. They can answer legal
17 questions and planning questions regarding the TIF.

18
19 Village President Meyers-Martin stated that those questions would be addressed at that Public
20 Hearing if there should be questions about the lack of enthusiasm from the taxing bodies.

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

22
23 **REPORT OF VILLAGE PRESIDENT:**

24
25 **Business Connections Breakfast** – Village President Meyers-Martin stated that we had our
26 second Business Connections Networking Breakfast here on Thursday, January 23rd. It was
27 hugely successful again. We had over 50-attendees. Over half of them were businesses located in
28 the Village of Olympia Fields. She stated that we are creating that relationship with the
29 businesses in town. The panel was very well-received. We had a member from the U.S. Small
30 Business Administration. We had two members from the Department of Commerce and
31 Economic Opportunity. We had a representative from Accion Chicago. They are a micro lender.
32 They had the Director of the Small Business Development Center at Governors State. It was a
33 very productive, valuable panel. A lot of questions were asked. The moderator was our very own
34 resident, Ron Bean.

35
36 Village President Meyers-Martin stated that we plan to continue those. It is growing in
37 momentum. The businesses are becoming more comfortable with coming here and interacting
38 with us which was one of the goals of the Economic Development Committee.

39
40 Village President Meyers-Martin stated that their plan is to have Business Awards in the month
41 of April. She stated that very soon you will see the forms so that you can nominate businesses in
42 town to receive the award. They have gotten authorization from the Community Relations
43 Commission to meld the Business Awards Ceremonies with the Volunteer Appreciation
44 Committee's brunch. She stated that the Business Connections Breakfast is doing well. She is
45 hoping that the businesses are feeling more involved in the Village.

46

1 **Meeting with Interim Superintendent Ron Patton** – Village President Meyers-Martin stated
2 that she and Administrator Mekarski met with the Interim Superintendent, Ron Patton. She
3 thought that the meeting was very informative. It was her first opportunity to meet Mr. Patton.
4 He is a very wonderful, Interim Superintendent. She believes that because of his influence, his
5 knowledge base, and his experience, that he has had an influence on the School Board and they
6 have not been as adversarial as they have been. She stated that is a good thing. Village President
7 Meyers-Martin believes that Mr. Patton is making great in-roads for this period of time that he is
8 there. She stated that we need that. It was a wonderful exercise for the Village and for the
9 parents. There were parents present who seemed to be engaged and involved.

10
11 Village President Meyers-Martin stated that she is excited about Mr. Patton being the Interim
12 Superintendent. She is going to be meeting with District 227 tomorrow because they will be
13 talking about their strategy to select their new Superintendent. That is a very important thing for
14 them to do. She is excited to see what their strategy will be.

15
16 **John’s American Bar & Grill** – Village President Meyers-Martin stated that John’s American
17 Bar & Grill is finally open. It is better known as the “Bizios Restaurant.” It is right next door to
18 the market. It was a very successful soft opening. John officially opened on January 22nd. His
19 customer base has been consistent.

20
21 Village President Meyers-Martin encouraged everyone to go there if they have not had a chance
22 to go yet. The ambience is fabulous. The food is delicious. John is still working out the kinks.
23 Village President Meyers-Martin stated that once John feels comfortable with that, we do plan on
24 having a bigger Grand Opening where residents can come out and celebrate the fact that he is
25 open now. She is very, very excited about the restaurant. She stated that Diversity, Inc. has had
26 their luncheon meetings there. Village President Meyers-Martin stated that we are going to
27 continue to promote this restaurant because we do want it to be successful.

28
29 **“Coffee with the Village President” the Second Saturday of Every Month** – Village
30 President Meyers-Martin stated “Coffee with the Village President” is coming up on Saturday,
31 February 8th. It is from 8:30 A.M. to 10:30 A.M at the Village Hall. She is happy to say that
32 Chief Krull will be sitting with her that morning. It gives residents the opportunity to come in.
33 They can talk to the Village President one-on-one if they wish.

34
35 Village President Meyers-Martin stated that at the initial “Coffee with the Village President”
36 they ended up with 16-residents. She stated that we all just sat and chatted. We covered the
37 gamut in terms of things going on in the Village. We talked about water. We talked about
38 Economic Development. She thought it was a really, really good exercise.

39
40 **UNFINISHED BUSINESS:**

41
42 **Enhancement Organization “Getting to Know You”** – Trustee Hudson stated that the
43 Enhancement Organization sponsored their “Getting to Know You” event on Saturday, January
44 18th, 2014. They had a very good turnout considering how bad the weather was that night. She
45 stated that we had a nice, social time together. She is hoping that next year, if you know someone
46 that did not attend, that you encourage them to attend. Trustee Hudson stated that is the way you
47 get to know the people in the Village. Otherwise, you might know who your neighbors are.

1 **Enhancement Organization Annual Meeting** – Trustee Hudson stated that the Enhancement
2 Organization will be having their Annual Meeting on Wednesday, February 19th, 2014, at 7:30
3 P.M. The meeting will be held at the Conference Center which is the Old Village Hall. Trustee
4 Hudson stated that they will be electing the President and Vice President of the Enhancement
5 Organization. She invited everyone to join them.
6

7 **Meeting with Camiros, Ltd. on the Town Center at 203rd Street** -Village President Meyers-
8 Martin stated that we met with Camiros, Ltd. They are the planners who are bringing us different
9 plans for the Town Center at 203rd Street. She stated that the weather affected the attendance.
10 The Village invited members from the Olympia Club, members from the Trails of Olympia, the
11 Original Village, and Lakes of Olympia to sit in with them. Camiros, Ltd. has provided the
12 Village with their input related to previous meetings. They were given information on what those
13 particular residents would like to see in the Town Center. Village President Meyers-Martin stated
14 that there will be a general meeting where we will invite everyone to that.
15

16 Administrator Mekarski stated that we are awaiting confirmation of the availability of the
17 cafeteria at District 227. At the Village President’s recommendation, a postcard is being prepared
18 announcing Village-wide this planning process so that all of the residents can attend and get an
19 understanding of the overall study. They will break up into small groups where you can look at
20 the different plans and talk to the planners on why they moved towards this plan. There will be
21 discussions with some of the Steering Committee Members. They can discuss how they came to
22 the recommendations that they will be forwarding to the Board. The recommendations to the
23 Board will not take place until after we get the input from the public because the planner will
24 have to go back to the drawing board to make further revisions.
25

26 Village President Meyers-Martin is excited about the meeting coming up where the entire
27 Village will be invited because they will talk about this project as it relates to costs. She stated
28 that costs have not been a part of those meetings. We want to be able to know what we are
29 looking at in terms of being able to accomplish some of the things that they are suggesting. We
30 know that this project is pretty huge. We would not be able to do it all at one time. They will
31 bring their strategies of phases so that we can actually give input as to what we would like to see
32 done first. She is excited about how they want to expand upon the pond there and make that
33 more of a central attraction to the area. Village President Meyers-Martin stated that at that
34 meeting we can decide what we would like to see in Phase I, Phase II and Phase III.
35

36 Administrator Mekarski stated that this is all part of a \$55,000.00 Grant that the Village
37 competitively applied for and was awarded by the Chicago Metropolitan Agency for Planning. It
38 is like a nine-month strategic plan for that area. It is not costing our taxpayers a penny.
39

40 **NEW BUSINESS:**
41

42 **Ash Trees and the Ash Borer** - Trustee Waite stated that it is getting closer to the time when
43 sap is going to start running in the trees. That’s the time when you want to attack the Ash Borer.
44 He doesn’t know whose responsibility that is but it is something that probably ought to be
45 planned for if the Trustees want to do anything about it.
46

1 Trustee Hudson stated that in our conversation with the Botanical Gardens, when there is
2 weather like we have now, there is a possibility that the Ash Borer will not be as active. Some of
3 the bugs will be killed. Some of the trees that they may have affected may not be as bad as they
4 were previous to our weather conditions. That is a statement that they made.

5
6 Trustee Byrd stated that he heard the same thing. There is a certain temperature that tends to kill
7 the bugs.

8
9 Village President Meyers-Martin stated that this has been an ongoing discussion in terms of a
10 strategy for treatment. She inquired whether or not the Beautification Committee has broached
11 any kind of plan to meet with the Arborist, or Joe Alexa on what they want to do going forward.

12
13 Trustee Hudson stated that Jeff has been talking to them. The expense of treating the trees and
14 the length of time that treating them lasts; he doesn't have any history as to how well that goes.
15 The treatment only lasts for a little while. They are taking down the worst trees. She stated that
16 by the time they get the trees cut down that we wanted cut down, the next ones are ready
17 anyway. Jeff went to the seminar with Mrs. Moroney and Mrs. Mangan at the Botanical
18 Gardens.

19
20 Village President Meyers-Martin stated that she just broached that to see if that is on Trustee
21 Hudson's radar screen. Trustee Hudson stated yes, it is. Village President Meyers-Martin stated
22 that we will talk about what possible strategies we can look at.

23
24 Trustee Waite stated that the vast majority in terms of the quantity of Ash Trees in the Village is
25 owned by the private homeowners. A lot of those trees as he drives around are in pretty good
26 shape. He suggested having some seminars and inviting the homeowners and telling them the
27 recommended way to attack the problem. Trustee Waite stated or you can just go along with the
28 old system and just take them down.

29
30 Village President Meyers-Martin stated that she knows someone that is a Tree Master. They
31 work with the University of Illinois's extension. The woman is out of Homewood. Village
32 President Meyers-Martin suggested having the woman come in and give some seminars and say
33 what Homewood has done. She stated that we certainly need to discuss it.

34

35 **RESIGNATIONS AND APPOINTMENTS:**

36
37 Village President Meyers-Martin stated that she did not have any Resignations or Appointments
38 this evening.

39

40 **EXECUTIVE SESSION:**

41
42 **To Discuss Matter of Personnel – Open Meetings Act Section 5ILCS120/2(c)(1) –**
43 **Motion by Trustee Oliver, second by Trustee Waite to go into Executive Session at 8:34**
44 **P.M. to discuss matters of Personnel according to the Open Meetings Act, Section**
45 **5ILCS120/2(c)(1).**

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

47

1 Village President Meyers-Martin stated that we will not be taking any action once we come back
2 out of Closed Session. She thanked everyone for joining us tonight.

3

4 **RETURN TO OPEN SESSION:**

5

6 **Motion by Trustee Oliver, second by Trustee Gibson to go back into Open Session at 9:10**
7 **P.M.**

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

9

10 **ADJOURNMENT:**

11

12 **Motion by Trustee Gibson, second by Trustee Hudson to adjourn at 9:10 P.M.**

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

14 **Respectfully submitted by Faith Stine.**

15

16

17