

1 **MINUTES OF THE VILLAGE OF OLYMPIA FIELDS**
2 **REGULAR MEETING OF THE BOARD OF TRUSTEES**
3 **Held on March 23, 2015**

4
5 The Regular Meeting of the Board of Trustees was held on Monday, March 23rd, 2015, at the
6 Linzey D. Jones Municipal Building and was called to order by Village President Debra Meyers-
7 Martin at 7:00 P.M. The assembly recited the Pledge of Allegiance. Administrator
8 Mekarski/Village Clerk called the roll.

9
10 Present: Trustees – Gibson, Nale, Oliver, Byrd, and Waite
11 Village President Debra Meyers-Martin
12 Village Administrator/Village Clerk, David Mekarski

13
14 Absent: Trustee Hudson (Arrived at 7:03 P.M.)

15
16 Administrator Mekarski stated that Trustee Hudson is on her way.

17
18 **APPROVAL OF MINUTES:**

19
20 **Motion by Trustee Nale, second by Trustee Gibson to suspend with the reading of the**
21 **Minutes of February 23rd, 2015, and March 9th, 2015.**

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

23
24 **Motion by Trustee Gibson, second by Trustee Nale to approve the Minutes of February**
25 **23rd, 2015, and March 9th, 2015, as presented.**

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

27
28 **BILLS FOR APPROVAL:**

29
30 Village President Meyers-Martin stated that tonight she has Bills for approval in the amount of
31 \$80,134.93. There is a Cover Memo designating the more significant payouts.

32 **Motion by Trustee Byrd, second by Trustee Gibson to approve the payment of Bills for**
33 **March 23rd, 2015, in the total amount of \$80,134.93.**

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

35
36 **(Trustee Hudson arrived at 7:03 P.M.)**

37
38 **COMMUNICATIONS & PETITIONS:**

39
40 Village President Meyers-Martin opened Communications & Petitions at 7:03 P.M.

41
42 **Educational Commission 2015 Mini Grant Award Presentations** – Village President Meyers-
43 Martin stated that we are very excited tonight because we have the presentation of our 2015 Mini
44 Grant Awards. Village President Meyers-Martin asked Trustee Oliver as the Trustee Liaison to
45 the Educational Commission to join her, as well as Commissioner Ilene Waite, and
46 Commissioner Karen McCray from the Educational Commission. Trustee Oliver inquired
47 whether or not the Chairman of the Educational Commission will be joining us as well.
48 Administrator Mekarski stated absolutely. He would be happy to join you.

1 Commissioner Waite stated that this is the third year that the Educational Commission has
2 awarded Mini Grants. The Mini Grants are awarded to teachers for interesting and different
3 things that they have figured out. We are trying to get people to think outside of the box and do
4 some special things. We have 15 awards this year. We have \$10,000.00, but not everybody asks
5 for the full \$1,000.00 which is the most that we give.
6
7 Commissioner McCray stated that our first winner is Tamara Arrington from Rich Central High
8 School in School District 227. She is awarded \$1,000.00 to purchase a student laptop and camera
9 for the Arts, Audio Visual Broadcasting and Communication career cluster. The content that
10 students master includes communication skills, leadership skills, human relations and
11 employability skills. Village President Meyers-Martin and Commissioner McCray congratulated
12 Miss Arrington. (There was a round of applause).
13
14 Commissioner Waite stated that Amy Boyle is from Sauk School in School District 162. She is
15 awarded \$507.89 to implement a school-wide, student-run bookstore. The “Eagle Bookstore”
16 will be run by students with special learning needs. It will benefit the 390 students in grades four
17 through six. Commissioner Waite stated that this was her favorite. This is what we call, “Product
18 Learning.” They are working on a project and they are going to learn about Reading, Math, and
19 all sorts of different things while running their bookstore. Village President Meyers-Martin and
20 Commissioner Waite congratulated Miss Boyle. (There was a round of applause).
21
22 Commissioner McCray stated that Dana Calderon is from Sauk School in School District 162.
23 She is awarded \$972.53 to purchase non-fiction books related to fifth-grade subjects for the
24 classroom library. The children will benefit greatly from literature to assist in a stronger, in depth
25 understanding of the subject. Principal Brenda Calvin of Sauk School accepted the award for
26 Miss Calderon. Principal Calvin stated that Miss Calderon is on her way but she is lost. Village
27 President Meyers-Martin and Commissioner McCray congratulated Principal Calvin. (There was
28 a round of applause).
29
30 Commissioner Waite stated that Tabitha Coleman is from Wilson School in School District 170.
31 She is awarded \$998.28 for Arithmetickles Math Night that will benefit 281 students and their
32 families. This is something that they came up with. They are interested in getting the parents
33 involved with the schools. We find that when the parents are involved, the kids do much better.
34 Miss Coleman was not present. (There was a round of applause).
35
36 Commissioner McCray stated that Philip Crews from Rich Central High School in School
37 District 227 is awarded \$897.00 to purchase three Squire Affinity Jazz Bass Packs. There are 25
38 Jazz Students and 65 Band Students that would have access to these instruments. Since the
39 feeder schools do not train the students with this instrument, when they get into high school they
40 will be taught all the basics and then advance through the program in groups of percussionists.
41 Current materials are dilapidated and beyond repair. Village President Meyers-Martin and
42 Commissioner McCray congratulated Mr. Crews. (There was a round of applause).
43
44 Commissioner Waite stated that we have some wonderful teachers that we are so proud of. She
45 stated that we are proud of all of you. She stated that we take into consideration things for the
46 Common Core Standards. We have a lot of books that are being awarded. This is because people
47 are expected to teach the children non-fiction books. There aren’t that many non-fiction books in

1 their hands. Another thing that is very difficult to teach is writing. It is hard to teach somebody to
2 write. It takes individual time. We have some Writing Awards coming up.

3
4 Commissioner Waite stated that this is one of the Writing Awards. Linda Green, K. Baker, B.
5 Bradshaw, J. Collins, A. Daniels, A. Flanagan, D. Gant and S. Healy from Illinois School in
6 School District 162 are awarded \$1,000.00. This is a program that will teach writing in grades 2
7 through 6. It is a continual program. The kids can move at their own rate. This will free-up the
8 teachers so they can meet individually with the students. That is a very important part of teaching
9 writing. Assistant Principal, Gail Hartsough, of Illinois School accepted the award. Village
10 President Meyers-Martin and Commissioner Waite congratulated Assistant Principal Hartsough.
11 (There was a round of applause).

12
13 Commissioner McCray stated that Angela Foushi from Kennedy School in School District 170 is
14 awarded \$856.46 to purchase materials for Math Centers and independent study for her 22
15 fourth-grade students. These items will be used for remediation with fifth and sixth-grade
16 students. Math Centers can provide review, practice and enrichment for all students. Village
17 President Meyers-Martin and Commissioner McCray congratulated Miss Foushi. (There was a
18 round of applause).

19
20 Commissioner Waite stated that Jennifer Krichbaum from Illinois School in School District 162
21 is awarded \$1,000.00 to purchase non-fiction Science and Social Studies information texts and
22 materials for centers and project based learning in her second-grade classroom. Assistant
23 Principal Gail Hartsough accepted the award for Miss Krichbaum. Assistant Principal Hartsough
24 stated that like many teachers, Miss Krichbaum is at her side job this evening. Village President
25 Meyers-Martin and Commissioner Waite congratulated Assistant Principal Hartsough. (There
26 was a round of applause).

27
28 Commissioner McCray stated that Amie Leib from Huth Middle School in School District 162 is
29 awarded \$300.00 to purchase books and CDs for a unit on Maya Angelou. The unit targets 86
30 seventh and eighth-grade students to engage in rich, meaningful discussions while having the
31 opportunity to read “I Know Why the Caged Bird Sings,” and learning about the legacy of Maya
32 Angelou. Assistant Principal Dr. Latunja Williams accepted the award. Village President
33 Meyers-Martin and Commissioner McCray congratulated Assistant Principal Williams. (There
34 was a round of applause).

35
36 Commissioner Waite stated that Karen Lane from Huth Middle School in School District 162 is
37 awarded \$395.95 to purchase supplies for a food unit for seventh and eighth-graders in Spanish
38 Class. They will have opportunities to practice their vocabulary in authentic situations. Seeing,
39 touching and using currency will increase their interest and retention. Village President Meyers-
40 Martin and Commissioner Waite congratulated Miss Lane. (There was a round of applause).

41
42 Commissioner McCray stated that Stephanie Licker from Serena Hills in School District 161 is
43 awarded \$270.00 for fourth-grade students to participate in Egypt Unwrapped Class at the Field
44 Museum. This allows them to examine Egyptian scriptures, listen to myths about ancient gods
45 and goddesses, wrap a mummy replica and examine real mummies through CT scans. They
46 explore the question, “What do stories, legends and art tell about the culture of the people who
47 created them?” Commissioner Waite stated that they also mummified a hotdog. Village President

1 Meyers-Martin and Commissioner McCray congratulated Miss Licker. (There was a round of
2 applause).
3
4 Commissioner Waite stated that Kelli Malone and Nicki Gloude from Illinois School in School
5 District 162 are awarded \$278.16 to purchase Writing Units for 47 first-graders. That will tie into
6 the other award. Commissioner Waite stated that those kids from Illinois School are really going
7 to be able to write. Village President Meyers-Martin and Commissioner Waite congratulated
8 Miss Malone and Miss Gloude. (There was a round of applause).
9
10 Commissioner McCray stated that Kelly Richardson from Richton Square in School District 162
11 is awarded \$957.89 to purchase Science materials for use by 136 students in two Early
12 Childhood and three At-Risk Prekindergarten Classes. The books and materials will be rotated
13 among the five classes to provide Science activities and experiments so the children may engage
14 and expand their pre-academic learning. By developing and expanding the Science Program, the
15 students will develop in all areas of academics. This will prepare them for future success in
16 school. Village President Meyers-Martin and Commissioner McCray congratulated Miss
17 Richardson. (There was a round of applause).
18
19 Commissioner Waite stated that Kelly Stadter from Rich Central High School in School District
20 227 is awarded \$180.00 to purchase materials to review and prepare students in her AP Statistics
21 Class for their AP exam. If they get a good enough score on the AP exam then they can get
22 college credit. Village President Meyers-Martin and Commissioner Waite congratulated Miss
23 Stadter. (There was a round of applause).
24
25 Commissioner Waite stated that Luann Parduhn from Matteson School in School District 162 is
26 awarded \$712.83 to purchase interactive materials for use with the Smart Board by 100 students.
27 Village President Meyers-Martin and Commissioner Waite congratulated Miss Parduhn. (There
28 was a round of applause).
29
30 Commissioner Waite stated that we are very proud of all of you. Commissioner McCray stated
31 that we have Principal Woods here from Rich Central High School. We have Principal Shari
32 Demitrowicz here from Serena Hills in Flossmoor.
33
34 Administrator Mekarski stated that this has been the third year of the program. The Educational
35 Commission is a 15 member Blue Ribbon Panel to try to encourage our seven School Districts to
36 a path of educational excellence. We have no control over the School Districts. We have no
37 control over the Budget, or the Administration of that District. We try to think of Pilot Programs
38 that can stimulate excellence and inspire. This is a real success story. This takes about 50% of
39 our Budget. Administrator Mekarski stated that he believes that Trustee Oliver will explain to
40 you why the Commission has dedicated 50% of its Budget towards this effort. Instead of going
41 to the District, or the Superintendent, or the Principal, it gets right to the level that counts, the
42 teachers. Administrator Mekarski inquired of Trustee Oliver whether or not he wanted to expand
43 on that.
44
45 Trustee Oliver stated that he didn't know if he wanted to go in that direction other than to say
46 that the Subcommittee had an unusual task this year. There were 38-Applications. There were a
47 lot of painstaking, arduous, long hours in selecting you. He stated that he congratulates you and
48 he salutes you. Trustee Oliver stated that he wanted to thank the members of the Subcommittee

1 under Reginald Ford, along with Ilene Waite, and Karen McCray. Trustee Oliver stated on behalf
2 of the Village President and the Board, congratulations to you all. We look forward to greater
3 activities and Applications that you will be making next year.

4
5 Village President Meyers-Martin stated that she wanted to echo Trustee Oliver and congratulate
6 you once again. We are so happy that you participate in this program. We want it to grow and
7 grow and have more teachers take advantage of it, and more schools be involved with us. At the
8 end of the day we are all a team, and we all want the best for the students. You are going a long
9 way to make that happen, to make that a reality. We appreciate that so much.

10
11 Village President Meyers-Martin stated that she wanted to introduce our intern who is working
12 with us on our Economic Development Committee, Auriele Brooks. She is from Rich Central.
13 (There was a round of applause). We are very happy to have her. We are a partnership. We need
14 to work together. We need to support each other. We all want to get to the same place and that is
15 success. She stated thank you.

16
17 Administrator Mekarski stated that hopefully next year we will have 500 Applications. He stated
18 go out and inspire your fellow teachers.

19
20 **Thank you to the Village President, the Board of Trustees, and Administrator Mekarski –**
21 Judge Richard Crusor stated that he is a resident of Olympia Fields. Judge Crusor wanted to
22 express from this citizen’s viewpoint, not only thanks, but appreciation for the hard work that
23 each and every one of you do, Madam President, all of the Village Trustees, and Administrator
24 Mekarski. He stated that he has worked with you for a number of years. In particular, the great
25 news that came through the Village last week regarding Wal-Mart coming to this area. That is
26 huge. That is just huge. He stated that down the road to what use to be a shopping mall down
27 there, and how that has now crashed and burned, the fact that a Village of this size could get a
28 major retailer of that magnitude to come here is significant. There were many who doubted you.
29 There were many who threw a roadblock and said it couldn’t be done. But you never gave up.
30 You stuck to the fight and you won. He stated, “I salute you on a job well-done.” He believes
31 that they all deserve a round of applause. (There was a round of applause).

32
33 Judge Crusor stated that we are on the precipice of better things to come right now because new
34 life is being breathed into the corner over there. He believes that will bode well for the shopping
35 center across the street that will now grow and expand as well for the southern portion of our
36 town. Success breeds success. He stated that what you all have done right now has laid a
37 foundation financially for this Village for the next generation to come. He can’t thank you
38 enough for the hard work and the time you put into this. He stated, “Thank you. Thank you.
39 Thank you.” (There was a round of applause).

40
41 Village President Meyers-Martin and Administrator Mekarski stated thank you.

42
43 **Snowplow -** Mr. James Dawson stated that he resides in The Trails in Olympia Fields. There was
44 a snowplow in his area this afternoon. The snowplow driver was so intent about moving the
45 snow off the street that he moved it over the curb onto his lawn, and in the process of doing so he
46 took part of the lawn with him.

47

1 Mr. Dawson inquired who he should address this issue to. He inquired whether or not it would be
2 with the Department of Public Works.

3
4 Trustee Waite stated that he is the coordinator between the Department of Public Works and the
5 Trustees. He stated that you could have called the Department of Public Works this afternoon
6 and complained to the Director of Public Works, James Landini. He was probably driving that
7 truck. Everybody drives the truck when we have a snow like this. Sometimes that happens. He
8 would be happy to let Mr. Landini know, and Mr. Landini will have somebody come out and try
9 to move it back and put it in the original condition. Trustee Waite stated that it is an art to drive
10 those trucks.

11
12 Mr. Dawson stated that he understands, but it was quite a large spot.

13
14 Village President Meyers-Martin stated that Administrator Mekarski needs to be notified as well,
15 because that is something then that we have to get in contact with our insurance company. She
16 stated that reaching out to the Director, Jim Landini, and/or Administrator Mekarski is your first
17 course of action.

18
19 Administrator Mekarski stated that we will be happy to get it corrected as soon as we have good
20 weather, soil, grass seed, seed, mulch, and sod, whatever it takes. He just wants to get all of Mr.
21 Dawson's particulars so he can pass it on.

22
23 Mr. Dawson stated thank you. Village President Meyers-Martin thanked Mr. Dawson for coming
24 and letting us know. Village President Meyers-Martin closed Communications & Petitions at
25 7:27 P.M.

26
27 **CONSENT AGENDA:**

- 28
29 **A. Ordinance #2015-02 – An Ordinance Abating the 2014 Tax Levy for the 2010**
30 **General Obligation Bonds of the Village of Olympia Fields (First and Second**
31 **Reading).**
32
33 **B. Ordinance #2015-03 – An Ordinance Abating the 2014 Tax Levy for the General**
34 **Obligation Bonds, Series 2012A, of the Village of Olympia Fields (First and Second**
35 **Reading).**
36
37 **C. Ordinance #2015-04 – An Ordinance Abating the 2014 Tax Levy for the General**
38 **Obligation Bonds, Series 2012B, of the Village of Olympia Fields (First and Second**
39 **Reading).**
40
41 **D. Ordinance #2015-05 – An Ordinance Abating the 2014 Tax Levy for the General**
42 **Obligation Bonds, Series 2014B of the Village of Olympia Fields (First and Second**
43 **Reading).**
44
45 **E. Ordinance #2015-06- An Ordinance Abating the 2014 Tax Levy for the 2011**
46 **General Obligation Bonds of the Village of Olympia Fields (First and Second**
47 **Reading).**
48

- 1 **F. Ordinance #2015-07 An Ordinance Abating the 2014 Tax Levy for the General**
- 2 **Obligation Bonds (Alternate Revenue Source), Series 2008 of the Village of Olympia**
- 3 **Fields (First and Second Reading).**
- 4
- 5 **G. Ordinance #2015-08 – An Ordinance Abating the 2014 Tax Levy for the General**
- 6 **Obligation Bonds (Alternate Revenue Source), Series 2014B of the Village of**
- 7 **Olympia Fields (First and Second Reading).**
- 8
- 9 **H. Ordinance #2015-09- An Ordinance Abating the 2014 Tax Levy for the General**
- 10 **Obligation Refunding Bonds Series 2005 of the Village of Olympia Fields (First and**
- 11 **Second Reading).**
- 12

13 Village President Meyers-Martin stated that this evening we have items 5(A) through 5(H) which
 14 are all Ordinances abating the 2014 Tax Levy. The Consent Agenda is where all of these items
 15 are fairly routine. We go through them every year. It does not require an individual vote.

16 **Motion by Trustee Hudson, second by Trustee Gibson to approve the Consent Agenda,**
 17 **Items A through H.**

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

19

20 **FINANCE:**

21

22 **January 2015 Financial Statements** – Trustee Byrd stated that tonight he will present the
 23 Revenue and Expenses for the month of January 2015. In the General Fund the Village budgeted
 24 \$271,868.00. The Village actually received \$273,640.00. The Village received approximately
 25 \$2,000.00 more than what it had budgeted for. In the Water Fund the Village budgeted
 26 \$186,616.00. The Village received \$107,617.00. In the Sewer Fund the Village budgeted
 27 \$116,687.00. The Village received \$103,310.00. In both of those funds the actual amount
 28 received was less than what was budgeted for for the month of January.

29

30 Trustee Byrd stated that in the General Fund the Village budgeted \$620,457.00 for Expenses.
 31 The actual Expenses were \$599,365.00. In the Water Fund the Village budgeted \$157,015.00 for
 32 Expenses. The actual Expenses were \$138,265.00. In the Sewer Fund the Village budgeted
 33 \$88,350.00 for Expenses. The actual Expenses were \$84,588.00. All of the Expenses for the
 34 month of January were less than what the Village had budgeted for.

35

36 Trustee Byrd stated with regard to the “Current Month Surplus/Deficit,” in the General Fund as
 37 of January 2015, the Village budgeted for a deficit of \$348,588.00. The actual deficit was
 38 \$325,725.00. It was less than what the Village had budgeted for. In the Water Fund the Village
 39 budgeted to have a surplus in the amount of \$29,601.00. The Village had a deficit in that fund of
 40 \$30,647.00. In the Sewer Fund the Village budgeted for a surplus of \$28,338.00. The actual
 41 surplus was \$18,722.00.

42

43 Trustee Byrd stated that if you look at the “Year to Date Surplus/Deficit,” we are still on track to
 44 make our Budget for the year. In the General Fund the Village had budgeted to be at
 45 \$674,121.00. We are actually at \$342,216.00. It is almost \$300,000.00 less than what we had
 46 budgeted for. In the Water Fund the Village budgeted to have a surplus of \$6,159.00 by the end
 47 of January 2015. The Village has a surplus of \$9,870.00. In the Sewer Fund the Village budgeted

1 for a deficit of \$199,028.00. The actual deficit is \$189,788.00. We continue to exceed what we
2 budgeted for for the year.

3
4 Trustee Byrd stated that most of our Revenue is in Sales Tax, State Income Tax, RedFlex, and
5 the RedFlex Collection. Those made a great difference in the Village exceeding the actual
6 Budget at this moment. We are down in Utility Tax and Telecom. Trustee Byrd stated that the
7 last page is a graph of what he has just presented.

8
9 **Treasurer's Report of Cash Balances** – Trustee Byrd stated the Board should have the
10 Treasurer's Report on Cash Balances. There is a total of \$6,196,982.33 in the various Funds that
11 are located on the chart.

12
13 Trustee Byrd stated that you have the Detailed Report that shows where we are falling short on
14 the Expense side and where we are gaining on the Revenue side. If anyone has any questions
15 they can contact him.

16
17 **BUILDING:**

18
19 **Candidates Forum** - Trustee Hudson stated that she doesn't have a Formal Report this evening.
20 Trustee Hudson wants to make sure that the Candidates are informed that we do have a Forum
21 on March 27th from 6:30 P.M. to 8:00 P.M. at Brookdale. Some candidates will more than likely
22 want to have someone come with them, whether it is a spouse or someone to be with them. They
23 can come. Brookdale has suggested that questions only come from their residents.

24
25 **PLANNING:**

26
27 **Report on the Planning and Zoning Work Session of March 17th Relative to the Village's**
28 **Town Center Plan** – Trustee Oliver stated that you will notice in the Board Packet that there is a
29 Planning and Zoning Commission Workshop Update. He stated that what you have before you is
30 the essence of what took place on March 17th. There were a number of stakeholders and
31 residents, folks from the Homeowners Associations in the nearby area of the proposed Town
32 Center. There were a lot of questions. There was a lot of feedback. The report suggests that there
33 were a lot of questions from the Planning and Zoning Commission itself. All along in this
34 process we have been querying the folks from Camiros. They have been very generous, very
35 patient, and very helpful in explaining a lot of the Plan to not just the Planning and Zoning
36 Commission, but the Planning and Zoning Commission made a great effort in trying to engage as
37 much of the residents as possible every step along the way. This Town Center is not just a
38 Planning and Zoning, or a Village Board issue. It is our issue. We want to get as much input and
39 as much participation from the residents along the way as possible. We did that on March 17th.

40
41 Trustee Oliver stated that there will be another opportunity for people to listen in on some of this
42 discussion and provide some input if you would like, as we continue to massage this Plan. We
43 would hope that this Plan is going to be much more than just a Plan, but something that we will
44 actually begin to institute very soon. As one member of the Planning and Zoning Commission
45 had mentioned that this is something that is sorely needed in this community. There will be
46 another Workshop on April 20th similar to the one that was held on March 17th. If you can't
47 attend, you can go to the Village's Website and get some information about what is the Final
48 Plan that we are massaging. He believes that the Village has some hard copies as well.

1 Administrator Mekarski stated that if you would like a hard copy you can contact Gladys in his
2 office and indicate that you prefer a hard copy rather than getting the electronic version.

3
4 Administrator Mekarski stated that this is more than just a Plan to consider adopting as part of
5 our Comprehensive Plan or our future Land Use Plan. This is a strategic, Economic
6 Development Plan. We have identified the potential of \$85,000,000.00 of Tax Incremental
7 Financing, future tax dollars that would be generated by new development which would
8 subsidize the development. It is an inducement to come and locate at Olympia Fields. It also
9 helps pay for public improvements, the possible Sculpture Garden, or the recreational area
10 around the pond, or an open amphitheatre, or realigning the roads, without using our Revenues,
11 Property Tax, Sales Tax, or State Income Tax. He stated that you are using Tax Incremental
12 Financing Dollars to induce a development and pay for the public improvements. This is a real
13 win-win. That is the instrument that the Village used to attract Wal-Mart. That didn't happen by
14 accident. If we didn't take the legislative action of this body to create that TIF, Wal-Mart would
15 have bypassed us. They are here largely because of our long-range, Economic Development
16 Strategy.

17
18 Administrator Mekarski stated that across the street from Wal-Mart we had a potential
19 \$18,000,000.00 TIF. He stated that with the news going out on Friday, we have a developer from
20 Boston, a developer from New York, and another gentleman who previously did some
21 development in the Village, contacting the Village to talk about acquiring Olympia Corners.
22 How does a TIF work? How can they utilize it to attract a Mariano's, Kohl's, or some other kind
23 of hardware use? He stated that right before Wal-Mart, Lowe's was scheduled to come into that
24 corner. It is an exciting time. The Judge keenly said it. These things don't happen by accident.
25 There is a lot of due diligence and a lot of hard work by this Board to craft these Economic
26 Development Master Plans.

27
28 Village President Meyers-Martin stated just for clarification, a question came up about the
29 parameters of the Town Center. It actually stretches all the way north to Vollmer Road, to the
30 south 203rd Street, to the east to the Train Station, and to the west to Kedzie. She stated that
31 perhaps those individuals didn't have the opportunity to see the boards. It is a pretty expansive
32 space with Commercial and Residential being a part of that Plan. It is very exciting. She is really
33 excited about the pond. She believes that everybody loves to be around water. They want to
34 reconfigure the pond to make it conducive to a Town Square where people gather, and we have
35 concerts. It is such an exciting Plan that we have been waiting for for quite a while. Now it looks
36 as though the pieces to that Plan are beginning to come together. She just wanted to clarify the
37 parameters.

38
39 Trustee Oliver stated that he doesn't recall the question. Village President Meyers-Martin stated
40 that it has come up. Trustee Oliver stated that is great. He stated to the audience that if any of
41 you are interested in learning more about the Plan, please plan to attend on April 20th right here
42 at 7 o'clock.

43
44 **PUBLIC WORKS:**

45
46 **Plowing of Roads** - Trustee Waite stated that he doesn't have a Formal Report. He stated that as
47 you saw today with this quick little blizzard that we had, everything in Public Works is working
48 the way it is suppose to be, except on that one occasion. He stated that the Director doesn't drive

1 the snowplow every day. He is pretty good. It must have slipped and caught something in driving
2 down the street. The Director will get that fixed. Trustee Waite stated that everything worked the
3 way it is suppose to work and that is, the streets are plowed.

4
5 Trustee Waite stated that department takes a lot of pride in the fact that there is no snow too big
6 for them not to get it cleaned off the road. We want ambulances, we want fire trucks, we want
7 the police to be able to get in there and take care of our constituents.

8
9 **Planning and Zoning Commission's Public Hearing on Town Center Plan April 21st –**

10 Trustee Oliver stated that he wanted to make a correction. Trustee Oliver stated that he has
11 indicated to the public and to the Board that the Planning and Zoning Commission will be having
12 a meeting to discuss the Town Center on April 20th. The date is Tuesday, April 21st at 7 o'clock
13 in the Board Room. He apologized for the error.

14
15 **HUMAN RESOURCES:**

16
17 **Executive Safety Committee Update** – Trustee Nale stated that the Executive Safety
18 Committee met on Wednesday, March 11th, in the Conference Room. Cindy Saenz gave the
19 Monthly Activity Report. Administrator Mekarski and Trustee Nale discussed a means by which
20 compliance could be adhered to amongst several of the departments. Some of those compliances
21 were the same throughout the departments. Administrator Mekarski took the lead and delegated
22 the different updates to various Department Heads so that everyone wouldn't be working on the
23 same thing at the same time.

24
25 Trustee Nale decided that the Executive Safety Committee will meet again on Thursday, May
26 28th for follow-up. If there are any problems with that, she would like Administrator Mekarski to
27 let her know.

28
29 **Human Resource Committee Update** – Trustee Nale stated that the Human Resource
30 Committee met on March 17th. Prior to the meeting Trustee Nale called Attorney Judy Kolman
31 so that she could report to the Committee Members her current progress in updating the 2001
32 Employee Manual which was scheduled to be completed by March 1st of this year. Trustee Nale
33 was informed by Judy Kolman that due to the particulars of the Police Department, Union
34 Contract, and the specialty of that department that she had already met with Administrator
35 Mekarski and Chief Krull. Trustee Nale stated that she was a bit thrown off balance as the
36 Committee and herself included felt that the Trustee for Human Resources should be made
37 attentive to future changes and developments. She promised the Committee that she would
38 express their concerns, as well as her own resolve to her involvement with all changes. She
39 stated that the Human Resource Committee would be obligated to approve these changes prior to
40 the presentation for approval of each Department Head, and to the Village Board for their final
41 approval.

42
43 Trustee Nale stated that several months ago we had thought about having two procedure books,
44 one for the General Employees, and then one specifically for the Police Department. She thinks
45 that would be a less complicated way of going. We could incorporate the two of them in some
46 instances. At the same time we could have a General Information Book for the Village of
47 Olympia Fields Employees, and then have a second format which would be contained for the

1 police that they would add their specialties to. She doesn't see why we can't work something like
2 that out so that there are two Manuals. She would like to follow that up a little bit more.

3
4 Administrator Mekarski stated that we would be happy to work with you. We are going in that
5 direction because the Chief already has a Manual that is done by Lexipol that incorporates three
6 things. Judy Kolman is extracting one of them. Administrator Mekarski stated: 1. It has Standard
7 Operating Procedures for the Police Department. Those are SOP's that the Chief can sign. It
8 might be Uniform Policy. It could be Pursuit Policy. It could be what to do in a Domestic
9 Situation. Those don't have to go to the Board. They can be signed, updated, and amended by the
10 Chief.

11
12 Administrator Mekarski stated that in the Lexipol Manual there are Personnel Rules and
13 Regulations that we can extract and put them in our Manual. Those generally can be applicable
14 to both Union and Non-Union Employees, unless the Union Contract supersedes it. The attorney
15 is extracting those Human Resources elements, those Policies and Procedures, and making sure
16 that there is consistency. If there is language in the contract that supersedes it, we just need to
17 make a footnote to it. It is a lot of cross-referencing on the Lexipol Manual, the Union Contract,
18 and the Human Resources. Ultimately, even the Union Contract refers to our Personnel Manual.
19 General Policies that apply to the conduct of employees, like Internet Policy, Non-Smoking
20 Policy, Not Carrying Handguns, those are applicable to all and we don't have to have separate
21 Manuals.

22
23 Administrator Mekarski stated that it is not a simple task, because aside from doing that, the
24 attorney is checking Federal and State Statutes to make sure that things are consistent with Labor
25 Law, and the changes that have happened in the Federal Government and State Government
26 relative to employee rights.

27
28 Village President Meyers-Martin stated that she was under the impression that Judy Kolman
29 came to the Human Resource Committee Meeting and explained that to the Committee.

30
31 Trustee Nale stated that was several meetings ago where she came to the meeting itself and
32 explained it, and the date that she would have the work that she needed to be done due by March
33 1st. Trustee Nale kept checking up with her to see how she was doing. Trustee Nale found out
34 that Miss Kolman had already been in touch with Administrator Mekarski and Chief Krull.
35 Trustee Nale stated that she wants to be involved in that. She doesn't think it is as complicated as
36 it seems to be. She stated that we have big institutions out there, banking, and even the hospital
37 in Chicago Heights has one, main Employee Manual. If you are working in OB that Manual may
38 be a little bit changed to accommodate OB, and if you go into surgery you have to accommodate
39 according to surgery. She doesn't think that it is going to be as complex as we think it is going to
40 be.

41
42 Trustee Waite stated that is how some very large lawsuits end up in the Courts because people
43 don't pay attention to all those details, and make sure that they are in there and that they are
44 consistent with Federal Law. That is a major problem.

45
46 Village President Meyers-Martin stated that if you don't feel that there is enough clarification so
47 far, then you need to continue to get that information from either Administrator Mekarski or Judy
48 Kolman, just so there is a sense of understanding.

1 Trustee Nale stated that is why she needs to be at the meetings so that she can clarify that, and
2 then inform her Human Resource Committee of the facts rather than trying to have a guessing
3 game.

4
5 Administrator Mekarski stated very good. Thank you. Trustee Nale stated you are welcome.
6

7 **Virgin Health Miles Program Update** – Trustee Nale stated that the Virgin Health Program
8 was initiated for our employees in the winter of 2013. This program encourages the employees to
9 take better care of their health and earn money at the same time. It was an extremely bitter
10 winter, so rather than attempting an in-service at that time, we decided it was best to wait for
11 improved weather conditions. Finally a program was scheduled for 2014. At the last minute it
12 needed to be cancelled due to the fact that the Department Heads were called to attend a Special
13 Meeting up north.
14

15 Trustee Nale stated that we did have a program on March 12th. It was a fantastic success. Trustee
16 Nale stated that Janet Blakes came from the Virgin Health Program. Trustee Nale received
17 information from Naomi Perkins in regards to the sum and substance of that presentation. There
18 were a total of 22 employees that attended the program, of which 10 were brand new to the
19 program. There were three sessions. One was at 8:00 A.M. One was at 10:00 A.M. and another
20 at 4:00 P.M. There was attendance at all three sessions. Employees who were already a part of
21 the program had the opportunity to upgrade to the new pedometer and order a wristband. The
22 wristband was another way to wear the pedometer. The employees also had the opportunity to
23 activate the new pedometer and have a one-on-one question session with the presenter. From our
24 surveys, one reason the employees were not participating in the program was due to the fact that
25 they were not sure of how to use the upload pedometer and pass on the information as to how to
26 register the information given therein.
27

28 Trustee Nale stated that we had 100% enrollment in the Public Works Department. They were
29 amazed at the number of steps the pedometer recorded in just two-hours. Roxanna was a big part
30 of rounding up the department and made sure they participated. At this point Administration and
31 Public Works has 100% enrollment.
32

33 Trustee Nale wanted to thank the unit secretaries which consists of: Naomi Perkins for
34 organizing the entire program, and to Roxanna Scott for her effort in registering all of the Public
35 Works Employees, and also to Diane Buonadonna for her activity in helping to serve food,
36 coffee, and cake. Trustee Nale stated that it was a big success.
37

38 **PUBLIC SAFETY:**

39
40 **Award Recognition From North East Multi-Regional Training** – Trustee Gibson stated that
41 she has two items this evening. The first item is an award that the Police Department received
42 from the North East Multi-Regional Training Group.
43

44 On March 17th, 2015, the Department received a letter from Executive Director Phil Brankin of
45 the North East Multi-Regional Training Group. Director Brankin related that out of the 320
46 member agencies that belong to NEMRT, the Olympia Fields Police Department was among a
47 group of selected agencies to receive the “2014 North East Multi-Regional Training Host Site
48 Award” recognition. Trustee Gibson stated that we have a Certificate for that.

1 The award is presented to those agencies who have demonstrated an exceptional willingness to
2 host NEMRT Classes and a singular determination to provide a gracious and safe training
3 environment. The Village and its personnel gain valuable economies of scale by hosting these
4 training classes. Outside agencies and their personnel get to experience the hospitality extended
5 to them by the Village while our personnel receive valuable training at no cost.
6

7 As with any award, this is truly a “team effort” including Traffic Administrator Les Delya and
8 Records Clerk Diane Buonadonna for logistics, Public Works for training room set-up; Finance
9 Director Cindy Saenz for information technology support, and our elected officials for creating
10 and supporting the use of the multi-purpose training and Village Board Room for law
11 enforcement related training programs.
12

13 Trustee Gibson stated that we are very happy that Chief Krull and his staff received this
14 wonderful letter from Director P.A. Brankin.
15

16 **Recognition From the Village of Park Forest – Officer Daniel Kickert** – Trustee Gibson
17 stated that the next item is concerning one of our officers and the good work that he has recently
18 done.
19

20 The Chief of Police received a telephone call on Wednesday, March 11th from Park Forest
21 Village Manager Tom Mick. Village Manager Mick extended his personal thanks and
22 commended Officer Daniel Kickert for his assistance to Park Forest in regard to shots being fired
23 early on March 11th.
24

25 At approximately 4:38 A.M., Park Forest received a call of multiple shots fired in the area of the
26 200 block of Allegheny. The unidentified offending vehicle fled the scene heading toward
27 Western Avenue. Officer Kickert was around and observed a vehicle with a single occupant
28 traveling well below the posted speed limit. He wondered if this vehicle was involved in the Park
29 Forest shots. Officer Kickert made contact with the driver and began to check the driver’s
30 identification. During the traffic stop the driver appeared to be nervous and provided vague
31 answers with regard to where he was traveling. The driver did not have a driver’s license or
32 proof of insurance and was a self-admitted Latin Kings Gang Member.
33

34 Park Forest units heard Officer Kickert’s radio traffic and proceeded to where the vehicle was
35 stopped. Officer Kickert learned another subject was hiding in the trunk of the vehicle. He, along
36 with the Park Forest units opened the trunk and discovered another subject hiding in the trunk
37 along with a loaded handgun and a loaded rifle. Subsequent investigation revealed that both the
38 driver and the subject hiding in the trunk were the offenders from the shots that were fired. Both
39 subjects were taken into custody without incident and subsequently charged in the Park Forest
40 shots fired call.
41

42 Officer Kickert should be recognized and commended for his diligence, professionalism and
43 dedication to duty while assisting Park Forest Police Department.
44

45 Village President Meyers-Martin stated that she wanted to echo our thanks and our recognition
46 and appreciation to the Police Department here in Olympia Fields. If you come to Board
47 Meetings regularly, you realize that they are recognized in the region quite often for their

1 assistance to our neighboring towns. Officer Lars is recognized. We have a lot to be very proud
2 of of our Police Department here.

3
4 Village President Meyers-Martin stated that she says this many times, that she believes that we
5 have one of the best Police Department's in the State. They are committed. They are dedicated.
6 They are responsive. She stated that we are very, very proud of them.

7
8 Trustee Waite stated that he thinks we should give Officer Lars an extra big beef bone tonight
9 before he goes to bed.

10
11 Trustee Gibson stated that she wants to make certain that the audience knows, and the Board
12 knows, that we do a lot of work collaboratively with neighboring towns. They do for us when we
13 need it and we do for them. Trustee Gibson stated that the last time we had a Board Meeting, one
14 of our officers saved people in Flossmoor from a fire. Trustee Waite stated Officer Pearson.
15 Trustee Gibson stated that we do quite a lot of a collaborative stance with others in the area.
16 Village President Meyers-Martin stated that she agrees.

17
18 Trustee Nale stated that she thought the Police Department had an in-service of some sort within
19 the past month too. Trustee Gibson stated that was the training.

20
21 **REPORT OF VILLAGE ADMINISTRATOR:**

22
23 **Educational Commission's Candidate Forum – Comcast Regional Airplay** – Administrator
24 Mekarski stated that the first thing is a follow-up report from the Educational Commission. He
25 stated that every election period the Educational Commission hosts the Candidates Debate for
26 District 227 Candidates. That took place this year at Rich South. It was videotaped through funds
27 provided by this Board. It was a very nominal amount. The Candidates Debate should be aired
28 on our local Comcast Channel as we speak between now and the election. It should be aired
29 about four times a day, once in the morning, once in the afternoon, and two at prime time. He
30 stated to tune into our local Comcast Channel to see the Candidates Debate. That disk is mailed
31 to every governing authority in Rich Township. We ask the Mayors and the Managers to do the
32 same. It is our gesture of bringing democracy to the doorstep. There are not a lot of Forums for
33 School Board Candidates to get their platform out. This is an objective, unbiased way to do so.
34 We don't have the coverage of the newspapers anymore like we use to. If anyone wants to know
35 how a Candidate stands on a certain position, whether it is an incumbent or one running against
36 an incumbent, tune in.

37
38 Administrator Mekarski stated that we also had that played regionally. Comcast did that this
39 weekend on Saturday and Sunday at 4 o'clock. That went beyond Rich Township and went
40 through the regional communities all through the Chicago Southland area. It is quite a major
41 accomplishment of the Educational Commission. We are very proud of that accomplishment.

42
43 **Resolution #2015-07 – A Resolution Approving the “Municipal Franchise & Tax**
44 **Agreement” and the “Utility Cost Audit Agreement” between the Village of Olympia Fields**
45 **and AM Audit** – Administrator Mekarski stated that the other element of his Report is
46 Resolution #2015-07. It is a Resolution approving the “Municipal Franchise & Tax Agreement”
47 and the “Utility Cost Audit Agreement” between the Village of Olympia Fields and AM Audit.

1 The Board heard a presentation at a Work Session from AM Audit probably before the holidays.
2 He stated that AM Audit provides specialty auditing services for our billing of natural gas,
3 electricity, telecommunications, wireless, and cable. They try to identify areas to reduce costs
4 while maintaining the same level of services and look at the complicated issues of how they are
5 invoiced, what tariffs they are using, whether they are using the proper tariffs that are authorized
6 by the Utility Commission or State Statute. They will not charge the Village for their services.
7 He stated that for the first three-years, they keep 50% of any savings, any credits, or any new
8 revenue created. After that period that revenue is 100% of the Village's. If they go through the
9 whole audit process and they discover a \$100,000.00 of value, their commission for that work is
10 \$50,000.00 for each year. The Village would extract the other \$50,000.00. He stated that beyond
11 that every year thereafter, the Village would keep 100%. It has worked in multiple communities.
12 We have done this before in Olympia Fields. We actually accrued probably well over
13 \$100,000.00 in savings.

14
15 Administrator Mekarski stated that he worked in the Municipality adjoining to this community,
16 and we probably identified like \$300,000.00 in savings. If you don't go through this process you
17 don't find the savings, the credits, or the revenue. There are no upfront costs. If they don't find
18 anything they don't get paid. There are hours and hours of specialty detailed investigation of
19 every bill, every invoice, every tariff, every Franchise Agreement to figure this all out.

20
21 Administrator Mekarski stated that it has gone through legal review. He included the red line
22 comments on both contracts. They were pretty extensive. He stated that AM Audit's attorneys
23 consented to all the changes that our attorney had requested of AM Audit. The contracts are
24 being presented without additional changes from AM Audit. It is just reflecting the changes
25 asked by Judy Kolman. He is asking that the Board approve the Resolution and hopefully we
26 will produce some additional savings which means new revenue for our residents.

27 **Motion by Trustee Gibson, second by Trustee Waite to approve Resolution #2015-07 – A**
28 **Resolution approving the “Municipal Franchise & Tax Agreement” and the “Utility Cost**
29 **Audit Agreement” between the Village of Olympia Fields and AM Audit.**

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

31
32 **Update on the Electrical Aggregation** - Administrator Mekarski stated that our Subcommittee
33 for electrical aggregation has been monitoring the rates by ComEd for the past six-months. It
34 appeared like our electrical aggregation was not making a savings that the ComEd rate was
35 cheaper than our electrical aggregation rate. That has changed this month. The Purchase
36 Electricity Agreement for April shows a debit rather than a credit for ComEd. May is expected as
37 a debit as well. That means a savings to our residents. The ComEd rate is 8.072. Our rate is 7.40.
38 Since inception this has been a huge success for our residents. We have saved each resident in
39 the Village \$423.00 in your electricity bill. When you aggregate that over the three years of the
40 contract we produced a savings so far Village-wide of \$569,480.00. He stated that you got
41 cheaper electricity because you went to the polls and voted for electrical aggregation. We are
42 providing electricity cheaper than what ComEd is providing.

43
44 Administrator Mekarski stated that the Subcommittee consists of himself, Trustee Waite, Trustee
45 Byrd, and Jim Landini, our Public Works Director. They are going to continue to monitor this.
46 They are on standby to go out on Bid. They can re-bid it if they think the market is trending
47 where our rates are going to be above ComEd. If this continues to hold, the Subcommittee may
48 recommend to the Board not to go out and Bid. He will continue to give the Board updates.

1 Administrator Mekarski stated that Trustee Waite and Trustee Byrd can contact Mr. Hoover if
2 they so wish. He is more than happy to accept any calls and will go into detail on these charts
3 that he handed out today.
4

5 **REPORT OF VILLAGE PRESIDENT:**
6

7 **Auriele Brooks - Intern for the Village** – Village President Meyers-Martin stated that Auriele
8 comes to us from Rich Central High School. She is a senior. She will be graduating in May. The
9 Economic Development Committee is a very busy Committee in terms of outreach to our local
10 businesses as well future new business. We needed a lot of help with our Business Connections
11 Series. That is our networking breakfast that we offer to our local businesses in order to provide
12 resources for them. That takes a lot of work to get people here in place because we start at 7:30
13 A.M. We do that quarterly.
14

15 Village President Meyers-Martin stated that we are very happy to have Auriele onboard. She is
16 also helping the Village President’s Office in terms of outreach in her efforts to go out and meet
17 every single business owner. She needed a lot of help with that too. Village President Meyers-
18 Martin stated that she really looks forward to working with Auriele. She thanked Auriele for
19 being interested in working with the Village. She stated that Auriele is very interested in business
20 as well as government and how the two of those interface. We are hoping that we can provide
21 Auriele with a lot of information that will help her with her future endeavors in college and all of
22 her schooling. Village President Meyers-Martin thanked Auriele for being here. She stated that
23 we are very excited about you being here. Miss Brooks stated thank you for having me. (There
24 was a round of applause).
25

26 **Business Connections** – Village President Meyers-Martin stated that Business Connections will
27 be coming up on April 23rd. It is our way of providing resources and enhancing the relationship
28 between the Village and our local businesses. We have done financing in the past. We have done
29 marketing in the past. This time it will be a Legal Clinic where we will have attorneys coming in
30 to give our businesses legal advice, and give them the opportunity to ask questions if they have
31 issues that they need to resolve in the legal arena. It starts at 7:30 A.M. in the Village Board
32 Room.
33

34 **April Food Day** – Village President Meyers-Martin stated that you may have seen a receptacle
35 in the foyer. That is for our “April Food Day.” It is April 1st. This is our second year of
36 participating with United Way in order to have our residents and staff donate food for the Food
37 Pantry. All of the items are donated to the Food Pantry. Village President Meyers-Martin takes
38 the items out to Tinley Park.
39

40 Village President Meyers-Martin stated that you can donate canned goods and toiletries that is
41 always very welcomed. She hopes that everyone will participate for the second year of “April
42 Food Day.” She stated that we are excited about that.
43

44 **Face-Lift and Expansion to the Olympia Fields McDonald’s** - Village President Meyers-
45 Martin stated that Randy Conn who is the owner of the Rock-n-Roll McDonald’s at Route 30
46 and Western is on her Economic Development Committee. Mr. Conn is very invested in the
47 Village. He has the Antique Car Show. He does a concert. He has Jazz Singers. He has Blues
48 Singers. It is a wonderful place. He has Karaoke. She and Trustee Oliver have been a judge for

1 that. It is like American Idol. It is a difficult thing when you have the young kids and you have to
2 give them those bad ratings.

3
4 Village President Meyers-Martin stated that she is happy to announce that Mr. Conn is
5 committing to a \$1,000,000.00 face-lift and expansion of the McDonald's in Olympia Fields.
6 That means that he believes in not only that corner, not only that corridor, but that plaza which
7 he has been in. He has had to endure a lot being one of the last few businesses there. He is very
8 community spirited. He is very invested in the Village. We appreciate his commitment to our
9 town. She stated that she would give applause to Randy for doing that.

10
11 **Wal-Mart** – Village President Meyers-Martin stated that hopefully everyone got their Notice
12 about Wal-Mart. She stated that Wal-Mart is not known for being very easy to work with. They
13 are the world's largest retailer. We are very happy that they have settled here at that corner. They
14 are also opening in Richton Park. She stated that because of the due diligence of Administrator
15 Mekarski and our team, we got a much better deal than Richton Park in terms of working with
16 Wal-Mart. We are not sharing any Sales Tax Revenue at all. We are retrieving all of that. She
17 stated that a lot of concessions were made on Wal-Mart's part, which again, they are not
18 normally known to do. Some of the things that we required in terms of aesthetics, they have
19 acquiesced to. It has been a long, long, difficult, sometimes frustrating journey. At the end of the
20 day she thinks that it will mean a whole new era of Economic Development in Olympia Fields.
21 We have already received phone calls about people who are interested in being in their footprint,
22 as well as being in Meijer's footprint on Vollmer Road. There are some exciting things going on
23 that we think will mean good things for the Village. She hopes that everyone is just as excited as
24 we are. It has been a long road. We are looking forward to the future.

25
26 **UNFINISHED BUSINESS:**

27
28 The Board did not have any Unfinished Business to discuss this evening.

29
30 **NEW BUSINESS:**

31
32 The Board did not have any New Business to discuss this evening.

33
34 **RESIGNATIONS and APPOINTMENTS:**

35
36 Village President Meyers-Martin stated that she did not have any Resignations or Appointments
37 this evening.

38
39 **ADJOURNMENT:**

40
41 **Motion by Trustee Gibson, second by Trustee Nale to adjourn at 8:20 P.M.**

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

43 **Respectfully submitted by Faith Stine.**