

1 **MINUTES OF THE VILLAGE OF OLYMPIA FIELDS**
2 **REGULAR MEETING OF THE BOARD OF TRUSTEES**
3 **Held on April 8, 2013**

4
5 The Regular Meeting of the Board of Trustees was held on Monday, April 8, 2013, at the
6 Linzey D. Jones Municipal Building and was called to order by Village President Debra
7 Meyers-Martin at 7:00 P.M. The assembly recited the Pledge of Allegiance.
8 Administrator Mekarski/Village Clerk called the roll.

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

13
14 Absent: None.

15
16 **MINUTES:**

17
18 **Motion by Trustee Ormsby, second by Trustee Oliver to suspend with the reading of**
19 **the Minutes of March 25th, 2013.**

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

21
22 Administrator Mekarski inquired of Village President Meyers-Martin whether or not she
23 wanted the item from Mr. Alexa relative to a request at the Budget Meeting to be
24 deferred to the Board’s Budget Session on Saturday, or whether or not it was something
25 that she wanted to add to the Agenda this evening.

26
27 Village President Meyers-Martin stated that she believed that it could be deferred to the
28 Budget Session on Saturday. Administrator Mekarski stated that it was regarding the
29 quote for the fence for the Sewer Lift Stations and it is using some residual dollars from
30 this Fiscal Year.

31
32 **Motion by Trustee Oliver, second by Trustee Pennington to approve the Minutes of**
33 **March 25th, 2013, as presented.**

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

35
36 **BILLS FOR APPROVAL:**

37
38 Village President Meyers-Martin stated that she has Bills for Approval in the amount of
39 \$482,594.75. She stated that there is a Cover Memo in the Board Packet designating the
40 more significant payouts.

41 **Motion by Trustee Pennington, second by Trustee Nale to approve the payment of**
42 **Bills for April 8th, 2013, in the total amount of \$482,594.75.**

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

1 **COMMUNICATIONS AND PETITIONS:**

2
3 Village President Meyers-Martin opened up Communications and Petitions at 7:04 P.M.
4 There were members of the public in the audience; however no one wished to address the
5 Board. Village President Meyers-Martin closed Communications and Petitions at 7:05
6 P.M.

7
8 **FINANCE:**

9
10 **February 2013 Financial Statements** – Trustee Pennington stated that this evening he
11 will be reporting on the Village’s financial position ending February 28th, 2013. He stated
12 that beginning with the Corporate Fund; we closed the Corporate Fund in surplus status
13 for the month of February. Fund revenue was unfavorable to the Budget Projections by
14 \$250,199.00, or 32% of Plan. The Village’s Revenue Budget for February was set at
15 \$789,614.43. The Village’s actual realized revenue for this period was \$539,415.93.
16 Corporate expenses were favorable to Budget Plan by \$61,229.07, or 11% of Plan. The
17 Village’s Plan Expense Budget in this fund was set at \$557,621.84. The Village’s actual
18 incurred expenses in this fund were \$496,392.77. Trustee Pennington stated that when we
19 compare total fund revenue incurred with total fund expense incurred, we realized a total
20 fund surplus of \$43,023.16, or 8% of revenue to expense. The Village’s Fiscal Year to
21 date actual plus encumbrance in the Corporate Fund for the month of February is a deficit
22 in the amount of \$89,724.78. Trustee Pennington stated that although our year to date
23 actual plus encumbrance in the Corporate Fund is in deficit status for the instant month,
24 we remain on target with respect to our Annual Budget Projection and that figure is
25 \$111,084.00.

26
27 **Water Fund** – Trustee Pennington stated that with respect to the Water Fund we closed
28 February in surplus status. The Village’s Revenue Budget for February was set at
29 \$197,341.75. The Village realized actual water revenue in the amount of \$153,934.52, a
30 difference of \$43,407.23, or 22% unfavorable to Budget Projection. Expenses in the
31 Water Fund were favorable to Budget Projection by \$6,449.99, or 8% of Plan. The
32 Village’s Expense Budget Projection was \$89,564.30. The Village’s actual incurred
33 expense was \$83,114.31. Trustee Pennington stated that when comparing the actual total
34 fund revenue with the actual total fund expense, the Village closed the month of February
35 in surplus status in the amount of \$70,820.21, or 46% of revenue to expense. The Fiscal
36 Year to date actual plus encumbrance in the Water Fund remains in surplus status at
37 \$373,272.65. Trustee Pennington stated that our Annual Budget Projection for the Water
38 Fund remains on target at \$93,652.12.

39
40 **Sewer Fund** – Trustee Pennington stated that we closed the Sewer Fund in February in
41 surplus status. The Village’s Projected Revenue Budget was \$84,640.08. The Village
42 realized actual fund revenue in the amount of \$68,778.34 or 19% unfavorable to Budget
43 Projection. Actual expenses were unfavorable to Budget Plan by 31%. Actual fund
44 expenses incurred were \$60,658.61 as compared to our Plan Expense Budget of
45 \$41,997.47. Trustee Pennington stated that when we compare actual revenue incurred
46 with actual expenses incurred, we realize a total fund surplus of \$8,119.73, or 12% of

1 revenue to expense. The Fiscal Year to date actual plus encumbrance in the Sewer Fund
2 for the month of February is a surplus \$1,913,283.77. Trustee Pennington stated that our
3 Annual Budget Projection for the Sewer Fund is on target. That projected Budget figure
4 is \$34,928.24.

5
6 **Treasurer’s Report of Cash Balances for the Period Ending February 28th, 2013 -**

7 Trustee Pennington stated that in the Board Packet we have the Olympia Fields
8 Treasurer’s Report of Cash Balances for the period ending February 28th, 2013. He stated
9 that Page 2 shows the “Cash net of Interfund by Fund.” The Interfund is loans that are
10 taken from the fund to populate and go to other funds in the General Fund. The total of
11 the Cash net of Interfund by Fund is \$8,373,657.00. He stated that it is a very healthy
12 figure. On Page 3 is the “Cash by Financial Institution.” The banking institutions that the
13 Village does business with are listed. The total is \$8,617,042.37. It is a very healthy
14 figure.

15
16 Trustee Pennington stated that the Village’s Treasurer, Don Theobald, will give an
17 overview at the next Board Meeting with respect to the Treasurer’s Overall Report
18 inclusive of the Treasurer’s Cash Balances Report.

19
20 **BUILDING:**

21
22 **Arbor Day – April 26th, 2013 – 207th Boulevard (Olympia Fields East Homeowners**

23 **Association) –** Trustee Ormsby stated that Arbor Day is on Friday, April 26th, 2013.
24 They will be planting three trees in the area of Olympia Fields East and the Boulevard
25 that was devastated by the Emerald Ash Borer. They are going to send a letter to the
26 Homeowners Association President of Olympia Fields East. They are hoping to have
27 somebody at the ceremony representing Olympia Fields East. They will also send a letter
28 to the other Homeowners Associations. Trustee Ormsby stated that they have a
29 Proclamation at the ceremony. She stated that they have guests and several of the
30 Trustees attend. Trustee Ormsby stated that they are happy that they have the budget
31 money this year for three trees. The ceremony will begin at 10:00 A.M.

32
33 **Family Dollar Update –** Trustee Ormsby stated that the Family Dollar Store located on
34 Lincoln Highway is open for business. The landscaping and the signage aren’t done. She
35 stated that it is critically important that we patronize the store. Trustee Ormsby stated that
36 at some point they will have a Ribbon Cutting Ceremony. She believes that will take
37 place after the landscaping and signage is completed.

38
39 Trustee Gibson stated that she has been in the Family Dollar Store. It is very beautiful.
40 She stated that it is well-stocked. They have a lot of things that you might not see in the
41 other Family Dollar Stores. She stated that it is very nice.

42
43 Village President Meyers-Martin stated that she has heard several comments about the
44 Family Dollar Store and the fact that it may not be everyone’s favorite business. She
45 stated that we had determined early on that the Family Dollar Store is very profitable in
46 terms of its business. The Village did require a lot of the Family Dollar Store and they did

1 comply with all of those requirements. She is glad that they are looking well and doing
2 well.

3
4 Trustee Ormsby stated that they were very cooperative with the Village. She stated that
5 they very much wanted to be in the Village.

6
7 **PLANNING:**

8
9 **Educational Commission – College and Career Readiness Program Update** – Trustee
10 Oliver stated that he did not have a Formal Report this evening. He wanted to remind
11 everyone that on Friday, April 19th, 2013, at the Southland College Prep Charter High
12 School, the Educational Commission in collaboration with the South Metropolitan Higher
13 Education Consortium (SMHEC), and District 162 is hosting its College and Career
14 Readiness Program. The program is from 8:00 A.M. to Noon. He stated that they would
15 like the Board Members to attend as well as the community.

16
17 Trustee Oliver stated that at the last Board Meeting, Trustee Ormsby had inquired
18 whether or not St. Lawrence O’Toole had been invited to the program. He stated that they
19 were invited but they elected not to participate this year. Trustee Ormsby thanked Trustee
20 Oliver for the follow-up.

21
22 **PUBLIC WORKS:**

23
24 **New Ortho Insecticide to Kill the Emerald Ash Borer** - Trustee Waite stated that he
25 did not have a Formal Report this evening. He stated that Ortho just announced that they
26 have a systemic insecticide that will kill the Emerald Ash Borer. Trustee Waite is going
27 to do some more investigating. It is available at the Lawn and Garden Stores. It is
28 granular. It is placed around the base of the tree. Water takes it down to the roots. He
29 stated that Ortho would not be allowed to make those claims or statements if it was not
30 approved by the Environmental Protection Agency.

31
32 **HUMAN RESOURCES:**

33
34 **Seminar for Employees** – Trustee Nale stated that on April 2nd and April 3rd, Susan
35 Garvey who is the Director of Legal Services for IRMA presented a seminar entitled
36 “Sexual Harassment in the Workplace” to all of the employees. Trustee Nale attended
37 both sessions. It was very well-received. There was a lot of input from the staff and a lot
38 of questions were raised. She believes that all of the employees benefitted from the
39 seminar. Trustee Nale thanked Administrator Mekarski for setting that up and organizing
40 it for her.

41
42 **Park Forest/Olympia Fields Library Board of Trustees Meeting** – Trustee Nale stated
43 that she attended the Library Board Meeting on March 27th. The Olympia Fields Library
44 Board completed their audit. They are in good standing. They have a promotional
45 emailing broadcasting some of their activities that are going out to the residents of Park
46 Forest and some residents of Olympia Fields. She stated that they have a lot of terrific

1 programs for adults as well as children. She stated that the Library Board has been very
2 cordial with her since she came on board to be a Liaison to them. Trustee Nale wanted to
3 thank the Library Board for that.

4
5 Trustee Nale stated that Administrator Mekarski has a report on the “Return to Work
6 Policy” later on. Trustee Nale stated that she just wanted to be kept in the loop on that as
7 different people are contacted. Administrator Mekarski stated that is fine.

8
9 Village President Meyers-Martin stated that one of the reasons they wanted Trustee Nale
10 to be a Liaison to the Library Board is because we wanted to have additional information
11 as far as activities related to the Library Board. She stated that from the very beginning
12 we talked about marketing and a way to promote the library in the Village. She believes
13 that a lot of people don’t realize that the Village is in the Park Forest Library District.

14
15 Village President Meyers-Martin inquired of Trustee Nale whether or not there have been
16 any discussions about marketing and ways that the library can be promoted in the
17 Village, whether it is through the Village’s Channel 4 or in other ways. Village President
18 Meyers-Martin stated that she is aware that the library has an article in the Village’s
19 newsletter most of the time.

20
21 Trustee Nale stated that the library did request a list of the emails for the residents of the
22 Village not too long ago. Trustee Nale stated that it was suggested to her by Cindy Saenz,
23 that the best way for them to contact the residents in the Village was to contact the post
24 office and obtain the addresses of all of the residents in the Village. The library did send
25 out emails to about 200 or more people in the Village. They had to use a resource to buy
26 those emails.

27
28 Village President Meyers-Martin inquired of Trustee Nale that if we are in their District,
29 why don’t they have information about the residents in their own District. Trustee Nale
30 stated that she doesn’t know. Village President Meyers-Martin stated that we always
31 promote the library at the New Residents Reception. She stated that for the existing
32 residents that information has to be more well-known.

33
34 Trustee Ormsby stated that in the lobby of the Village Hall there is a section for the
35 library. It has been up for two or three years. The Village purchased the slots for the
36 information. She has seen people looking at the information and taking the information
37 with them. She suggested having something else there for when people come up to pay
38 their water bill. She doesn’t believe that people realize that information is available in the
39 lobby. Trustee Nale stated that the residents don’t come in here on a routine basis.

40
41 Village President Meyers-Martin stated that she thought that once Trustee Nale began
42 working with them more closely, that there would be some additional discussions about
43 promotion and marketing.

44

1 Trustee Nale stated that is the only thing that she has been able to follow-up on. Village
2 President Meyers-Martin stated that she thought perhaps the Library Board had some
3 suggestions.

4
5 Trustee Waite stated that many people are paranoid about their email address and what
6 happens to it after you give it out. He stated that you can't blame them with all of the
7 spam and stuff going around. Village President Meyers-Martin stated that she
8 understands that.

9
10 Trustee Waite stated that the library is a classy library. They have some super programs.
11 He stated that at Respond Now they set up a Children's Library at one end, and they
12 come over once a week and bring books and work with the children that are there waiting
13 for their parents to conduct their business.

14
15 Village President Meyers-Martin stated that we will continue to work on that. She
16 thought maybe they had some specifics as far as marketing goes.

17
18 **PUBLIC SAFETY:**

19
20 **Annual Volunteer Reception** - Trustee Gibson stated that she did not have a Formal
21 Report this evening with regard to Public Safety. She stated that as the Liaison of the
22 Community Relations Commission along with the Chairman, Joe Martin, Trustee Gibson
23 wanted to express her sincere gratitude for everyone's attendance at the Annual
24 Volunteer Reception on Saturday, April 6th. She stated that for the first time in a long
25 while, they received a substantial number of RSVP's. The brunch was very well attended.
26 They were able to complete their program by Noon as they had promised. Trustee Gibson
27 thanked everyone that attended and participated.

28
29 **REPORT OF VILLAGE ADMINISTRATOR:**

30
31 **2013 Road Repaving Program – Report on Disadvantaged Business Enterprises**
32 **(DBE) Contractors and Subcontractors (Notice and Meeting)** – Village President
33 Meyers-Martin stated that we asked Administrator Mekarski to put together this report
34 because the question has come up many times regarding the Village's outreach to
35 minority firms. She stated that we have assured many who have had that question that we
36 were doing our due diligence in order to accomplish that. They asked Administrator
37 Mekarski to pull together the Village's efforts beginning back in March when they first
38 started talking about the Road Paving Program, which is the Village's major construction
39 that will be going on.

40
41 Administrator Mekarski stated that he worked with Robinson Engineering and Joe Alexa
42 to compile the information. The Village is doing a \$1,700,000.00 Road Repaving
43 Program. The Federal Program is being financed by the Village's Motor Fuel Tax as well
44 as a small increment of Sales Tax.

1 Administrator Mekarski stated that Robinson Engineering was instructed at the direction
2 of the Board to not just do the minimum for soliciting minority contractors, but to make a
3 real effort. The report documents that. He stated that several DBE Firms were contacted
4 by Robinson Engineering both by emails and phone calls. They listed over seven
5 companies that were directly contacted. On March 28th they had the Notice which is
6 attached to this Memorandum. A copy of the Notice is still on the front door of Village
7 Hall. The project was advertised in the IDOT Local Roads Notice to Contractors Bulletin.
8 The Bulletin is posted every Thursday and provides listings of the various local agencies
9 roadway projects in the Chicago area. Robinson Engineering met with the EEO Officer
10 Brenda Gold at IDOT and solicited their DBE participation list. He stated that emails
11 were sent to IDOT's DBE Contractor List to solicit participation. A full advertisement
12 was placed in the Daily Southtown Newspaper. There was an informational meeting on
13 April 2nd, 2013, with Joe Alexa, Administrator Mekarski and Robinson Engineering.
14 They were available to address any questions and to assist any DBE Contractors.
15 Administrator Mekarski stated that unfortunately no minority women owned or DBE
16 Contractors attended the meeting. He stated that on April 4th, 2013, a second
17 advertisement was placed in the IDOT Local Roads Notice to Contractors Bulletin.

18
19 Administrator Mekarski stated that Bid Opening for the Project is scheduled for April
20 12th at 10:00 A.M. He stated that hopefully we will get some DBE Contractors despite the
21 fact that no one attended the informational meeting.

22
23 Village President Meyers-Martin stated that Mr. Trimuel attended a previous Board
24 Meeting. He is a subcontractor. She stated that we offered to provide Mr. Trimuel with
25 the contact information for Joe Alexa. She stated that we mentioned to Joe Alexa that we
26 did offer Mr. Trimuel that opportunity to meet as a subcontractor because he had done
27 other work in the Village.

28
29 Trustee Ormsby stated that this is the same thing that we have done every time that we
30 have gone out for bid. We haven't changed our process. The Village has always solicited
31 the same way. Trustee Ormsby stated that we have been doing this since she was a
32 Trustee for the last 13 years. She just wanted to be clear that this is not a new situation
33 that the Village has come up with. She stated that this is exactly what the Village has
34 done.

35
36 **Report on CMAP Technical Assistance Grant for 203rd Street TOD Corridor -**
37 **Village Receives a Grant** – Administrator Mekarski stated that the Chicago
38 Metropolitan Agency on Planning provided through a competitive Grant, a Technical
39 Assistance Grant that is funneled through CMAP. He stated that CMAP works on
40 prequalified consultants to bid on the project. The dates that are in the RFP were revised
41 as everything was pushed back approximately two months. Administrator Mekarski
42 wanted to draw the Board's attention to the background and the general information on
43 the first two pages in Section I and Section 2. He stated that six prequalified contractors
44 bid the project with CMAP. The study is worth about \$40,000.00 to \$95,000.00. Out of
45 the six prequalified contractors, two were selected. Interviews were conducted last week.

1 CMAP will issue a Final Award Letter after they have discussed it with their Board of
2 Directors.

3
4 Administrator Mekarski stated that this is a great opportunity for the Village. It will allow
5 the Village to look at all of the vacant areas between Vollmer Road and 203rd Street,
6 Kedzie Avenue and the railroad tracks by the Country Club. We will look at the
7 Regulatory Codes that control land use for The Coves, Olympia Club, and the
8 condominium site which is now bank owned. A Steering Committee will be set up with
9 Trustee Oliver, the Planning Commission Liaison. We will be working with the
10 Homeowners Associations. Representatives from the Delaware Bank that owns The
11 Coves site and the Bank of Countryside who owns Olympia Club will be on the Steering
12 Committee. Lee Langon who is the Homeowners Association President of Olympia Club
13 and the Homeowners Association President of Lakes of Olympia will be on the Steering
14 Committee. Administrator Mekarski stated that they are trying to achieve build-out of
15 those vacant properties. They want build-out that is sensitive to the neighbors and that
16 makes sense for today's economy, and that creates some imagination for an Olympia
17 Fields downtown area by the Transit Oriented Development (TOD) area. There will be
18 recommendations for changes to our Codes. Mr. Langon is very excited about it. He has
19 no interest in living in a subdivision that is 65% vacant. Mr. Langon is willing to look at
20 the PUD to encourage build-out and still maintain the high quality housing standards that
21 we have in that subdivision.

22
23 Village President Meyers-Martin stated that it is really important that we get this right in
24 terms of the planning because these are our major, vacant lands that are still available.
25 Once those are planned and developed, the Village will be essentially landlocked. She
26 stated that we want to make sure that the developments that come into town address the
27 needs of the current residents as well as the future residents. She stated that we want to be
28 mindful of those needs just as we did with CMAP in terms of envisioning Homes for a
29 Changing Region. The Village had been selected to participate in that along with the
30 Village of Lansing.

31
32 Village President Meyers-Martin stated that she had a meeting with Vince from Sligo 5.
33 He is excited about Olympia Club in terms of his continued work in that area. She stated
34 that she is excited about it.

35
36 Administrator Mekarski stated that we will keep the Board posted. This will work in
37 tandem with another Grant that the Village received from the South Suburban Mayors
38 and Managers Association. The Village has been selected as one Transit Oriented
39 Development area. The projects that are developed out of this study will be taken to a
40 panel of professional developers. The developers typically charge \$200.00 to \$300.00 an
41 hour. He stated that we have two days to critique the plans that are developed out of this
42 process. They will let us know from a development perspective whether they are realistic
43 or unrealistic, or whether they are marketable or not marketable. The Village can take
44 that information and refine the plan. He stated that hopefully it will make an opportunity
45 for a town center in the Village.

1 **REPORT OF VILLAGE PRESIDENT:**

2
3 **Proposed Bizios Restaurant at Olympia Square Shopping Center** – Administrator
4 Mekarski passed out the plans for the Bizios Restaurant to the members of the audience
5 as well as the Board. Village President Meyers-Martin stated that this is a personal
6 excitement for her with John Bizios. The Bizios Brothers own and operate Bizios Fresh
7 Market. They also own the plaza where they are located. John Bizios approached the
8 Economic Development Committee which was created about a year ago, because they
9 want to expand into the space next to the market. The majority of the residents feel that
10 the Village should have a restaurant. She stated that we wanted to assist the Bizios in
11 doing that. Their deli counter is extremely popular. People go there after work to pick up
12 food. The Bizios were originally restaurateurs, not grocers. Bizios are really excited
13 about the new restaurant.

14
15 Village President Meyers-Martin stated that the restaurant will have Black Angus
16 Burgers, Prime Steaks, and Seafood. It is a \$350,000.00 project.

17
18 Administrator Mekarski stated that the demo will be taking place within the week. The
19 facility will be gutted. There will be a new ceiling concept and a new floor concept.
20 There will be a glass partition separating the one room from the other with a bar. There
21 will be open seating for an open kitchen. There will be all new restaurant kitchen
22 equipment. John Bizios has a Chef. Administrator Mekarski stated that we will get a little
23 taste of Creole and Cajun Cooking. There will be outdoor seating as well.

24
25 Village President Meyers-Martin stated that she loves the concept of the open kitchen. It
26 is very attractive. She stated that if things go according to plan, they hope to open in early
27 summer.

28
29 Trustee Gibson inquired of Village President Meyers-Martin whether or not they are
30 planning to do something with the parapet and the other construction on the top of their
31 building that they had promised, the facade.

32
33 Village President Meyers-Martin stated that when they first opened up their success was
34 very tedious. They struggled for quite some time. That plaza struggled. She stated that
35 since Charter Fitness moved to that space they are at 98% occupancy in that plaza. She
36 believes that finally their fortunes are moving in the right direction so that we can go
37 back and talk about that promise in terms of the facade. Village President Meyers-Martin
38 stated that she is glad that Trustee Gibson brought that up because that is something that
39 we would want to continue to work with them on.

40
41 Trustee Gibson stated that the reason she brought that up is because since they have
42 secured so much financing, she thought that would be the first thing that they would
43 attempt to do.

44
45 **Report on Economic Development Activity, Marketing and Outreach** – Village
46 President Meyers-Martin stated that at the Economic Development Committee Meeting

1 that was held on April 3rd, she gave the Committee an update on things that have taken
2 place in terms of Economic Development in the Village. She stated that she is going to
3 talk about some of the things that are either current or on the horizon.
4

5 **Bizios Restaurant** – Village President Meyers-Martin stated that the Bizios Restaurant
6 will open in early summer. She believes that the residents will support the restaurant.
7 Village President Meyers-Martin stated that we look forward to having the restaurant in
8 the Village.
9

10 **James & Sons** - Village President Meyers-Martin stated that right next door to Bizios is
11 James & Sons. They are expanding their operation to one and a half times its current
12 space. They are going back into jewelry services. They are currently under construction.
13

14 **Olympia Corners Plaza** – Village President Meyers-Martin stated that Olympia Corners
15 Plaza where the Jewel was located was owned by Brixmoor. They have sold that property
16 to an Insurance Company. The Village had a discussion with the new owner as far as the
17 marketing of that property and their intentions for doing that. They have indicated to the
18 Village that they are not interested in marketing that plaza. The Village has asked Teska
19 Associates to put together a promotional Marketing Plan. The Village is in the process of
20 contacting over 200 retailers about space in the Village. The Village is reaching out to the
21 County and encouraging the new owners to lower the property taxes on that corner,
22 because it is the intention of the Village to include it in the TIF which is across the street
23 on the northwest quadrant and that TIF is already in place. The Village is encouraging the
24 property tax reduction at that corner to provide incentives to potential retailers at that
25 location.
26

27 **St. James Hospital** – Village President Meyers-Martin stated that St. James Hospital is
28 currently in the middle of a \$50,000,000.00 expansion of their campus, which will bring
29 over 300 new employees to the Village. They are relocating their Wellness Group from
30 Chicago Heights on Dixie Highway to the Olympia Fields Campus. She stated that we
31 believe that is very exciting. The Village is happy to be working with St. James Hospital
32 in that expansion that involves Building Permits for a lot of the contract work that is
33 taking place on the campus.
34

35 **ICSC Conference** – Village President Meyers-Martin stated that the ICSC Conference is
36 coming up in May. She attended the conference last year and reached out to many
37 retailers who have since come to town. They have had conversations about different
38 locations in the Village. The information that the Village has gleaned from its Corporate
39 Retail Study is information that will encourage new development in the Village.
40

41 Village President Meyers-Martin stated that the Economic Development Committee is
42 continuing to work with her along with Administrator Mekarski, in order to not only
43 attract new business to the Village but also business retention. She stated that we have
44 started an Ambassador Program to encourage businesses to be promoted from within the
45 Village, as well as looking at the concept of business associations. The only umbrella
46 Chamber is the Chicago Southland Chamber. She is virtually certain that 99% of the

1 Village's businesses do not belong to that association. That is something that could be
2 helpful to them. The Economic Development Committee is encouraging the businesses to
3 take advantage of the resources that are available, whether it is through the Chamber or
4 whether it is the informational things that the Economic Development Committee can
5 provide to them. Village President Meyers-Martin stated that she is very excited about
6 those things that are going on.

7
8 Trustee Pennington inquired of Village President Meyers-Martin what the status is of the
9 Harold Motors/Currie Motors Site.

10
11 Village President Meyers-Martin stated that there is a Class "A" Retailer who has
12 submitted a contract. The contract is pending. It went from a Letter of Intent to a Term
13 Sheet, and now there is a contract on the table. She believes that there is one item on the
14 contract that is waiting to be approved before the contract is signed. The Village is
15 waiting for the contract to be signed. Due to confidentiality she cannot discuss who the
16 retailer is.

17
18 Trustee Pennington inquired of Administrator Mekarski whether or not there is a
19 turnaround time. Administrator Mekarski stated that construction would begin nine to 15
20 months out from the contract signing. There has to be some relocation of businesses and a
21 lot of infrastructure work done.

22
23 Village President Meyers-Martin stated that it is similar to the Meijer's Project that is
24 scheduled for Flossmoor on Vollmer Road. They are predicting 18 months out before
25 they open their doors. The Village has had discussions with Mayor Braun of Flossmoor,
26 regarding the Vollmer Road Corridor and how the Village can take advantage of Meijer's
27 coming to that corridor as well as the Village of Flossmoor. There have been discussions
28 regarding some of the negative effects that could be in place regarding The Traditions
29 and The Park. She stated that The Park has some reservations about that business coming
30 into the Vollmer Road Corridor as well. She stated that Meijer's has been very receptive
31 to work with the Village to address some of the issues that have come up as a result of
32 their locating to Vollmer Road.

33
34 Administrator Mekarski stated that they met with residents of The Traditions. They
35 forwarded their Site Plan to the Village's Planning Consultant, Mike Hoffman. Mr.
36 Hoffman from Teska Associates is preparing a Landscape Buffer Plan. The Village will
37 present that to Meijer's on behalf of the Board once it is reviewed and approved and ask
38 Meijer's to provide buffering to the residents in The Traditions.

39
40 Village President Meyers-Martin stated that we have been sending a representative to the
41 Flossmoor Board Meetings so that the Village can be kept up-to-date on what is being
42 discussed and their plans as it relates to Meijer's. She stated that the northwest quadrant
43 which we are discussing in terms of the TIF and the Class "A" Retailer is a project that
44 has been in place for three-years. It had many moving parts. Two properties had to be put
45 together in order to make it big enough to incorporate this business. That took many,
46 many months to work out all of those negotiations. There are still moving pieces to that

1 that the Village is exploring. She is very excited about it. Village President Meyers-
2 Martin stated that we are talking about potentially \$600,000.00 in Sales Tax Revenue
3 from this particular retailer. She stated that she will keep everyone abreast of that.
4

5 **UNFINISHED BUSINESS:**
6

7 **Update to Village’s Personnel Manual – IRMA’s Policy “Return to Work” – Tabled**
8 **on March 25th, 2013** – Village President Meyers-Martin stated that under Unfinished
9 Business we have an update to the Village’s Personnel Manual. This item was tabled at
10 the last Board Meeting. Village President Meyers-Martin stated that she is encouraging
11 that it be tabled again because of the nature of the Return to Work Policy. The Village is
12 currently under negotiations for a union contract. At this point it is not possible to put
13 into play any changes related to the Return to Work Policy at this time.
14

15 Trustee Nale inquired of Administrator Mekarski whether or not she would be informed
16 how that pursues. Administrator Mekarski stated absolutely.
17

18 **NEW BUSINESS:**
19

20 **Authorization to Forward a Letter to our State Legislative Delegation Opposing**
21 **House Bill 2660** – Village President Meyers-Martin stated that we have authorization to
22 forward a letter to our State Legislative Delegation opposing House Bill 2660. She stated
23 that after discussions about the letter she would like to table that. Village President
24 Meyers-Martin stated that we are scheduled to meet with State Representative Anthony
25 DeLuca who is one of the sponsors to the Bill as well as State Representative Will Davis,
26 regarding the ramifications of this Bill and how it will affect not only our Charter School,
27 but also District 227.
28

29 Administrator Mekarski stated that the Special Meeting of the Educational Commission
30 is tentatively scheduled for Thursday, April 25th. State Representative DeLuca has
31 confirmed. We are still confirming the other legislatures involved. This is a Bill that is
32 being supported by the parent Districts, including District 227. It is strongly being
33 opposed by Southland College Prep Charter High School. The Board took an
34 instrumental stance in helping to create the Charter School to give a choice to our parents.
35 Administrator Mekarski stated that the Village President and his office began the dialog
36 with Representative DeLuca on Saturday. Representative DeLuca indicated that he felt
37 that there was a lot of room in the Bill for amendment to accomplish the objectives of
38 both parties.
39

40 Village President Meyers-Martin stated that speaks to the suggestion that she made to the
41 Educational Commission that they need to invite the State Legislatures to their
42 Educational Commission Meeting. She stated that she spoke with Senator Mike Hastings.
43 Senator Hastings is excited about coming before the Educational Commission as well.
44

45 **NIMEC to send a Solicitation to the New Residents** - Administrator Mekarski stated
46 that NIMEC is indicating that First Energy who is our contractor in charge of electrical

1 aggregation would like to go back out to solicit new residents. They would look at the
2 address list of Commonwealth Edison and send solicitation for new residents to join the
3 Electrical Aggregation Program. Their rate is currently 4.98 cents compared to
4 Commonwealth Edison's rate of six cents. The City of Chicago went out on their
5 Aggregation Program and their rate is 5.4. He stated that the Village received an excellent
6 rate. NIMEC has to solicit the list from Commonwealth Edison. There is a small payment
7 for that by the Village.

8
9 Village President Meyers-Martin stated that NIMEC will be sending that out to the new
10 residents and they will have the opportunity to opt-in to the Electrical Aggregation
11 Program.

12
13 Trustee Pennington stated that hopefully NIMEC's material will state with clarity the
14 rationale for them to do that so that there will be a clear choice for the new residents to
15 make that change.

16
17 **Statement by Trustee Ormsby** – Trustee Ormsby stated that she has some unpleasant
18 business that she needs to make a statement on. “Bad publicity in the newspaper about
19 our Fire Protection from the Chicago Heights Fire Department which I find offensive as a
20 Trustee who voted as all of us to hire the Chicago Heights Fire Department. The incident
21 that is being questioned was responded to appropriately by the Chicago Heights Fire
22 Department which is supported by factual data. I want to go on record in defending the
23 decision in hiring the Chicago Heights Fire Department and in deploring the
24 misinformation spread by one of our own Trustees. I believe Trustee Oliver is doing this
25 for political reasons. It is inaccurate. I sat here at the last Board Meeting and tried to have
26 absolute clarity with the Chief and the Assistant Chief. We all have as Trustees a
27 fiduciary responsibility to do our best for the Village. And it is insulting when the
28 decision by this Board is inappropriately criticized because of misinformation, especially
29 by one of our own Trustees.”

30
31 Trustee Oliver stated for the record, “Let me make it very perfectly clear to not just
32 Madam President, Members of this Board, and Members of the audience, under no
33 circumstances have I, excuse this pun on words, “fanned the flames,” about there being
34 something wrong with our fire department. What I said was in my walks through the
35 Village, it had been reported to me that there was something less desirable than the time
36 that it took for them to arrive and put water on that fire. Now, if you notice what I have
37 written and submitted everywhere is that I was simply going to be monitoring those
38 incidents. That is it. Under no circumstances did I ever say that there was anything
39 wrong. To be clear, I said that I was simply monitoring because a number of our residents
40 have indicated that the response was less than desirable. With fiduciary responsibility I
41 can't say that they were wrong or the fire department was wrong. I simply said I was
42 monitoring, and I believe that is the fiduciary thing to do. Secondly, it was a resident who
43 came to a Forum who indicated that it took 20 minutes for that fire to be extinguished.”

44
45 Trustee Ormsby stated to Trustee Oliver that he knew that it did not. He was at the Board
46 Meeting two weeks ago and listened to the actual response time that it took eight minutes.

1 Trustee Ormsby stated that we had factual numbers and things that were vetted to prove
2 that it took eight minutes and not 20. The difference between 20 minutes and 8 minutes is
3 devastating. That is not what happened. She stated that she is so unsettled by it as a
4 Trustee. She stated that if they had not been here two weeks ago, she may have had to go
5 and vet and understand what happened with that. She stated that is not what happened. It
6 took eight minutes to get to the house in question not 20.

7
8 Trustee Oliver stated that since we are speaking on the record, he believes that it might
9 have been a wise move since we had Chief Angell come in and clarify this, that had it
10 been an agenda item so that anyone who was a witness or a party to those fires would
11 have been able to provide those questions to the Chief at that time. He stated that even
12 with that, excuse him if he says that there are some residents complaining about it. He is
13 simply saying that we will monitor that.

14
15 Trustee Ormsby stated that is not what she is understanding. She understands that this
16 resident came to this Forum angry that it took 20 minutes to get there and it did not. She
17 stated that Trustee Oliver knew that it did not take 20 minutes. He knew that it took eight.
18 She is so disappointed on the word that goes out on this wonderful fire department that
19 we were so lucky to get in this Village. We were in such a mess with the Matteson Fire
20 Department and we get the Chicago Heights Fire Department. She stated that she is just
21 making a statement.

22
23 Trustee Oliver stated that he didn't want to turn this into a political issue. He would
24 rather continue with the business of the Village work.

25
26 Village President Meyers-Martin stated that there was a letter that was generated that
27 went out to all of the Homeowner Associations Presidents. It spoke to Chief Angell and
28 the documentation that was provided not only to the Village President but to that resident.
29 The resident came in for a meeting. Village President Meyers-Martin was present along
30 with Chief Angell, Assistant Chief Kozlowski and Administrator Mekarski. The resident
31 stated that he had been duped into coming to that meeting. That he had received a letter
32 that told him to come and to tell this story. The resident had no idea what was going on at
33 that meeting. He was told to be there and told to tell that story. At the meeting Chief
34 Angell had documentation from the City of Chicago Heights, SouthCom our Dispatcher,
35 as well as Flossmoor who showed up one minute after Chicago Heights. Everyone had
36 the same information and the same documentation. She stated that we felt that it was
37 important to get that information out to the people that were present at that particular
38 meeting, as well as the Homeowners Association Presidents. She stated that we asked
39 them to pass it onto their members. They sent it to some organizations within the Village
40 trying to clarifying that issue.

41
42 Trustee Waite stated that the resident thought he was at a Board Meeting. He didn't
43 realize he was at a political discussion.

44
45 Village President Meyers-Martin stated that he received a letter telling him to show up.
46

1 Trustee Oliver stated staying on target, if you wish to pursue this, are you suggesting
2 regardless of why he came and when he came, you are suggesting that he lied about the
3 20 minutes. He inquired are you debating that? Or are you debating that he arrived for
4 something that he thought it was going to be something else?
5

6 Village President Meyers-Martin stated that she is just stating that they had a meeting
7 with him. He was angry because he felt that he had been brought to that meeting under
8 false pretenses. He was able to speak with the Fire Chief directly. He left with written
9 documentation. He felt that he had been taken advantage of. The “20 minute” quote was
10 something that people told him. That wasn’t his recollection of that incident.
11

12 Trustee Oliver stated that since we are talking about this, and this is the last thing he is
13 going to say about this, you on this dais and most people in this audience know that I am
14 an honest man. He stated that for you to question my honesty and my motives about a
15 resident that I would do for anyone in here, if you say to me that it took 20 minutes, and I
16 am not just talking about the person themselves, I’m talking about neighbors, I think it’s
17 only responsible to say, “We’re going to monitor that.” Who sent him here? I had nothing
18 to do with that. That’s something totally different than what we were there for. I had
19 nothing to do with that. I don’t operate that way.
20

21 Village President Meyers-Martin stated that is what he told me.
22

23 Trustee Oliver stated that he wanted to make sure that he goes on the record, and whether
24 you agree to what I’m saying or not, if those residents had come to you, I bet you would
25 have said something to the affect that these residents pay taxes. He stated that he is not
26 going to say that these are lies.
27

28 Trustee Ormsby stated that the Chief and Assistant Chief were here two weeks ago. She
29 stated that Trustee Oliver questioned him then. Chief Angell gave us the timeline. She
30 stated that she is so upset by this. The Chief told you. She stated that all you needed to do
31 was leave this Village Board Meeting and tell whoever was questioning this; our Fire
32 Chief and Assistant Fire Chief were here. We have the information. It is public record.
33 You can take it. She stated that somehow this has gotten fanned. She was walking in the
34 grocery store. Someone comes up to her and says how did you get rid of the fire
35 department that you had and now you have Chicago Heights and they haven’t done their
36 job. She inquired, “What are you talking about?” She stated that this is what caused her to
37 make this statement tonight. That is all she is going to say about it. She is so
38 disappointed. This has never happened to this Board in 13 years of working together. We
39 made the decision to hire them together. They have been here. They have made a
40 statement. They answered your question two weeks ago. They had the timeline for you.
41 That is what she is disappointed about. That’s all.
42

43 Trustee Gibson inquired of Village President Meyers-Martin whether or not the
44 gentleman came in on his own. She inquired whether or not the Village President had to
45 call him.
46

1 Village President Meyers-Martin stated that we invited him because we wanted him to
2 have the conversation with the Fire Chief. She stated that as soon as she heard his
3 statement there was a disconnect. We had the information from SouthCom from the Fire
4 Chief. Village President Meyers-Martin immediately had her office reach out to him and
5 told him that he needed to sit down and talk to the Fire Chief. She believes that is a
6 reasonable way to have that discussion. The gentleman agreed. He came in. He is back in
7 his house. The Fire Chief was here and the Assistant Fire Chief. They had the
8 conversation. Chief Angell provided him with the documentation from the three different
9 agencies, the National Fire Service which is the people that do the reporting. He had all
10 of the information and it all jived with what he told the Board. She stated that in an effort
11 to get everybody on the same page she invited him. She thought that he needed to have
12 that conversation. At the end of that conversation is when he revealed how he ended up at
13 that meeting. They told him that it was just a neighborhood meeting and that he needed to
14 come and tell what happened to him.

15
16 Trustee Ormsby inquired who told him. Village President Meyers-Martin stated that he
17 had a letter.

18
19 Trustee Gibson stated that her other concern is the fact that as a Board Member there are
20 certain qualities of respect for the Board. She stated that we have always worked with
21 respect for each other. If we know what the answer is to a question that the residents want
22 to know why can't we just open our mouths and say, "Well, this is not true. What you
23 have heard is not the facts. I can provide you with the facts." She stated that to her it
24 would have stopped this vicious political thing because that is what she thinks it is also.

25
26 Trustee Oliver stated so let me see if I got this right and then I will close this. During this
27 entire political season, this one incident which had to do with the fire, I am to be held
28 responsible for that. He stated that his integrity is being challenged here. He stated that
29 you are suggesting, if I have this correct, that I deliberately, maliciously, created an
30 atmosphere in which to gain political points.

31
32 Trustee Ormsby stated I believe that is correct. Trustee Oliver stated I am so sorry for
33 you to say that. Trustee Ormsby stated well, I believe that is correct. Trustee Ormsby
34 stated that I will say this last thing; safety to this Village is the Number 1 thing that has
35 been for our residents so important. Trustee Oliver stated I'm done. I'm done. Trustee
36 Ormsby stated that this cuts right at the safety of our residents. She found it to be
37 deplorable. That is why she needed to go on record. That is why she needed to make this
38 statement.

39
40 **Internal Emails** – Trustee Gibson inquired of Village President Meyers-Martin whether
41 or not as a Trustee when they are sent an internal email from the Village Attorney, the
42 Village President, the Village Administrator, or from Chief Krull, whether or not it is
43 proper to then put our own verbiage on it, a personal message attached to it, and then
44 send it out to others who were not on the original email.

45 Village President Meyers-Martin stated no. She stated that if it is an internal memo it is
46 meant strictly for the people that are cc'd on that memo.

1 Trustee Gibson stated that is what she thought, unless it is otherwise directed by that
2 group of people to please send it to others. She stated that if we have protected legal
3 privilege we need to honor that. Village President Meyers-Martin stated that is absolutely
4 correct.

5
6 Trustee Waite stated that he has had a number of emails from Chief Krull as we all have,
7 about some activity that the police department is undertaking and resolved problems
8 successfully. Trustee Waite has called and asked the Chief if it is okay to forward it to
9 some of the residents in the Olympia Fields East Homeowners Association.

10
11 Village President Meyers-Martin stated that if there is an internal memo and there is no
12 permission to pass it on, it remains internal. She stated that if Chief Krull feels it is not
13 sensitive in nature and can be shared and gives permission to pass it on, then you have
14 every right to do that. She stated that the concept of email these days does not lend itself
15 to people understanding the etiquette of email, or what etiquette should be. There are no
16 hard and fast rules. She stated that many times things are shared that should not be.

17 Village President Meyers-Martin stated that it is the policy of this Board, that if it is an
18 internal memo it remains internal.

19
20 **RESIGNATIONS AND APPOINTMENTS:**

21
22 **Reappointment of Willett Hudson to the Police Pension Board -** Village President
23 Meyers-Martin stated that she has the reappointment of Willett Hudson to the Police
24 Pension Board. Village President Meyers-Martin stated that she is sorry that Mrs. Hudson
25 is not here this evening. She is out of town. Village President Meyers-Martin read a
26 portion of the letter thanking Mrs. Hudson for volunteering to continue serving as a
27 member of the Police Pension Board. "It is with great pleasure and honor that I reappoint
28 you to the Police Pension Board. Your participation in the past has been greatly
29 appreciated." Village President Meyers-Martin stated that Willett Hudson is a very
30 hardworking member of that Police Pension Board and she is very thrilled to renew her
31 appointment.

32
33 **ADJOURNMENT:**

34
35 **Motion by Trustee Pennington, second by Trustee Gibson to adjourn at 8:25 P.M.**
36 **Voice Vote: All Ayes Motion Carried.**

37
38 **Respectfully submitted by Faith Stine.**
39