

1 **MINUTES OF THE VILLAGE OF OLYMPIA FIELDS**
2 **SPECIAL MEETING OF THE BOARD OF TRUSTEES**
3 **Held on April 13, 2015**
4

5 The Special Meeting of the Board of Trustees was held on Monday, April 13th, 2015, at the
6 Linzey D. Jones Municipal Building and was called to order by Village President Debra Meyers-
7 Martin at 7:03 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, Hudson and Waite
11 Village President Debra Meyers-Martin
12 Village Administrator/Village Clerk, David Mekarski
13

14 Absent: None.
15

16 Administrator Mekarski stated that tonight we are honored to have our Chief of Police, John
17 Krull, here, and our Chief of Fire and EMS, Jamie Angell, our Building Commissioner, John
18 McDonnell, and our Professional Consultant, Michael Hoffman, and Trinette Britt-Johnson from
19 the Economic Development Committee, and Mr. James Landini, Director of Public Works.
20

21 **BILLS FOR APPROVAL:**
22

23 Village President Meyers-Martin stated that tonight she has Bills for approval in the amount of
24 \$189,862.15. There is a Cover Memo designating the more significant payouts.

25 **Motion by Trustee Oliver, second by Trustee Nale to approve the payment of Bills for April**
26 **13th, 2015, in the total amount of \$189.862.15.**

27 **Roll Call: Ayes (6-0) Motion Carried.**
28

29 **COMMUNICATIONS & PETITIONS:**
30

31 Village President Meyers-Martin opened up Communications and Petitions at 7:07 P.M.
32

33 **MOF Baseball** – Trustee Oliver stated that on Saturday, April 25th, 2015, at 11 o'clock, the
34 Matteson-Olympia Fields Baseball League will be having its 2015 Baseball Season which starts
35 with a parade. He stated that we would like for you to attend. This year, as last year, we had
36 some players from Ford Heights. They are kids that do not have their own baseball field. There
37 are a lot of kids, but no field. Trustee Oliver stated that we have beautiful parks, but not enough
38 kids that want to play. We were fortunate to find a sponsor to pay the Registration Fees for four
39 teams from Ford Heights. They will be joining us this year. It will be a very special occasion.
40

41 Trustee Oliver stated that it gives him great pleasure to recognize one of our long-time sponsors
42 to MOF Baseball; Randy Conn. Trustee Oliver thanked Mr. Conn on behalf of MOF Baseball.
43 The Labor Temps is paying the Registration Fees for all of the kids from Ford Heights. It is a
44 total of \$3,200.00.
45

46 Trustee Oliver stated that the Mayors of both of our towns will be throwing out the first pitch. He
47 isn't sure whether or not Village President Meyers-Martin received the letter yet.

1 Village President Meyers-Martin stated that she didn't get it yet. Trustee Oliver stated that he
2 will make sure that she gets it.

3
4 Village President Meyers-Martin inquired of Trustee Oliver what time the game starts. Trustee
5 Oliver stated that the first game starts at 12 o'clock. The parade will go through Arcadia. The
6 parade will launch at 11:15 A.M. There will be an announcement of all of the kids. The parade
7 goes from Public Works to Bicentennial Park. Trustee Oliver encouraged as many of the
8 residents to attend as possible to encourage the kids. Village President Meyers-Martin closed
9 Communications and Petitions at 7:12 P.M.

10
11 **RESOLUTION #2015-08** – A Resolution Approving the Agreement between the Village of
12 **Olympia Fields and Southland College Preparatory Charter High School** – Village
13 President Meyers-Martin stated that Resolution #2015-08 is a Resolution approving an
14 Agreement between the Village of Olympia Fields and the Southland College Preparatory
15 Charter High School. She asked Administrator Mekarski to speak to the Resolution and our
16 partnership with the Southland College Preparatory Charter High School.

17
18 Administrator Mekarski stated that this is the exact same format that we did last year. This is one
19 of the big accomplishments of the Educational Commission, putting on a Career and College
20 Readiness Forum for all of the children that are from our community and surrounding
21 communities in sixth, seventh, and eighth-grade to inspire young minds to think about
22 professional careers and to think about college.

23
24 Administrator Mekarski stated that the Educational Commission has put together a very
25 innovative program. It is being sponsored at the Charter School. Trustee Oliver will talk about
26 what we have done in previous years. Administrator Mekarski stated that he will discuss the
27 Escrow Agreement that is before the Board.

28
29 Trustee Oliver stated that under the leadership of Cheryl Rutherford, the Chairperson of the
30 Committee for the last three-years now, we have a combined agreement between the Educational
31 Commission of Olympia Fields and the Charter School. Initially, it was the Educational
32 Commission's wish to try and impose on the schools what it is that the Commission thought that
33 the schools and the students would need. We have learned that it is the schools interests and best
34 interests to provide the services for the kids. They have had a number of Workshops that have
35 been really stellar. They have had some Workshops where they talk about robotics. It might be a
36 two or three-hour program where kids from scrap build a robot. It is fascinating to see them work
37 through this process. There are a number of other breakout sessions that are held at the school as
38 well. It is trying to instill in the kids what they will need to know as they move towards high
39 school or beyond high school and in college, and what the mind set is as to what you have to
40 plan and how you manage your day, so you do well in school so you can continue to achieve
41 educational excellence.

42
43 Trustee Oliver stated that the Educational Commission is in the process of trying to develop a
44 way to gauge just how successful these programs are. Right now we just have antidotal data. We
45 know when we see the kids and the smiles on their faces it is an awesome thing. These sixth,
46 seventh, and eighth-graders are just in awe. It is almost like a waiting list now to get into this

1 program. It is a great thing that the Educational Commission is doing. We thank the Board for
2 providing the funding to allow us to do this for the years that we have been doing it.

3
4 Administrator Mekarski stated that we negotiated a contract with Dr. Davis of the Southland
5 College Preparatory Charter High School. He stated that Dr. Davis is utilizing her Professional
6 Team from both District 162 and the Charter School to assist us in planning the sessions, laying
7 out the refreshments, doing the busing, and providing the accommodations at the school. The
8 public is welcome to attend. When the date is set, we will be advertising on the Website and
9 Channel 4. You need to come at least for the keynote address, to see how these young minds in
10 our community are getting inspired at the right age. He stated that if you wait for high school,
11 you may lose a generation. This will take place in June.

12
13 Administrator Mekarski stated that we are utilizing this year's Budget. In order to ensure that we
14 can utilize this year's Budget we have to spend the proceeds this year. We are doing what we
15 have done in previous years, which is expending these funds before April 30th by the drafting and
16 signing of an Escrow Agreement. There is an Escrow Agreement transferring \$5,000.00 of
17 budgeted funds from the Educational Commission to the Charter School. It will be held in
18 escrow. Resources by both our staff, as well as the Charter School Staff would be drawing upon
19 it. There is full accounting of that account. Any monies remaining would be remitted back to the
20 Village. This is the same as the previous year. The Resolution before the Board authorizes the
21 Village President to execute the Escrow Agreement that is attached.

22 **Motion by Trustee Gibson, second by Trustee Oliver to approve Resolution #2015-08 - A**
23 **Resolution approving the Agreement between the Village of Olympia Fields and the**
24 **Southland College Preparatory Charter High School.**

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

26
27 **Authorization for the Village President to Enter into a Lease Agreement with Chicago**
28 **SMSA Limited Partnership, D/B/A Verizon Wireless, for the Installation of an Antenna**
29 **Array on the Trunk of the East Water Tower located on Lincoln Highway – Village**

30 President Meyers-Martin stated that the next item is the authorization to enter into a Lease
31 Agreement with Chicago SMSA Limited Partnership. She stated that Mr. McDonnell, our
32 Building Commissioner will speak to the Agreement seeing as he was very instrumental in the
33 negotiations.

34
35 Mr. McDonnell stated that in July of 2014 he came before the Board and asked permission to
36 start negotiations with Dolan Realty Advisors that work for Verizon Wireless, to negotiate a
37 Lease Agreement with them to add an Antenna Array to the Lincoln Highway Tower. Some of
38 the documents that you have say "Matteson." That is just the region. It is in Olympia Field on
39 Lincoln Highway.

40
41 Mr. McDonnell stated that since July of 2014, he has gone back and forth with them with many
42 contracts and many changes to it. He stated that with a lot of work we came up with a Lease
43 Agreement that is very doable. He provided the Board with a couple of drawings that will show
44 the actual outline of the Antenna Array. The Antenna Array is not on top of the tower like some
45 of the carriers that we already have up there. Sprint and T-Mobile is up there. Verizon is not.
46 Verizon wants to be located below the bulb and on the trunk of the actual tower. It is going to be
47 shrouded. You are not going to see the Antenna Array. You will just see the shroud. It will be

1 painted the same color as the water tower. There is a color drawing that shows a small house. It
2 looks possibly like a child's playhouse. It has a generator on it. That is what a tower antenna
3 shelter looks like when they build one that way. That is the only reason he provided that drawing
4 to the Board.

5
6 Trustee Oliver inquired of Mr. McDonnell where this will be housed. Is it inside the fence? Mr.
7 McDonnell stated that it is inside the fenced area that is already existing, and adjacent to, but not
8 next to the other equipment that is there for the other providers. The other providers have open
9 shelters. This will be an enclosed shelter.

10
11 Village President Meyers-Martin stated that on the water tower there are already existing
12 antennas. This will just be an additional one. Village President Meyers-Martin inquired why
13 Verizon wants to be lower than the others.

14
15 Mr. Dennis Paul stated that he came here from St. Louis, Webster Groves actually. Mr. Paul
16 stated that Verizon looked at the top of the tower, but the top of the tower is about 120-feet. He
17 stated that by the time you get the other people up there they were getting too high for the rest of
18 their network. This is an in-fill location to fill-in gaps in our coverage beyond the antennas we
19 already have around this area. Verizon only needs to be 55, 60-feet to satisfy the needs of this
20 particular site. It is much easier to engineer one on the stem of the tower than on top of whatever
21 is already up there. It would probably require a lot more engineering and strengthening of what is
22 up there in order for Verizon to stack on top of those antennas.

23
24 Village President Meyers-Martin inquired of Mr. Paul that now that you will have an antenna
25 there will that improve the service for your customers.

26
27 Mr. Paul stated it will improve the service for all of the Verizon customers. He stated the first
28 responders; a lot of them use cell phone coverage. It will improve that service as well, above and
29 beyond the unlicensed frequencies that a lot of first responders used in the past.

30
31 Trustee Byrd inquired of Mr. McDonnell whether or not other cell users would be able to use the
32 same trunk. He stated that we have a collection of cell towers on that trunk.

33
34 Mr. McDonnell stated that it would not give other users free reign to put anything else above or
35 below that without your approval. Trustee Byrd stated but it is a possibility. Mr. McDonnell
36 stated that there are towers out there, and the most he has seen is two Antenna Arrays on a trunk.
37 Those towers were probably another 50-feet taller than our tower that is out there now. They are
38 very large towers.

39
40 Mr. Paul stated that as far as on the stem of the tower, the trunk, whatever you want to call it, 55-
41 feet is getting really low. He doesn't think that anybody else would want to be any lower. Their
42 networks typically have fewer towers. They are spread out farther and they need to get higher.
43 That is why the two that you have up there goes to the top of the bulb instead of the stem.
44 Mr. McDonnell stated that the first part of the Lease Agreement is the annual agreement for
45 payments. The payments will be \$36,500.00 a year in rent, paid annually at the commencement
46 date. Every year there is an escalator built-in of 3%. The contract term is five-years, with three
47 additional five-year terms on top of that. Essentially it's a 20-year approved Agreement for

1 Verizon with those escalators built-in. Mr. McDonnell stated that if we get this Agreement
2 signed or approved by the Board at a certain date; we will get a \$5,000.00 sign-on bonus for kind
3 of rushing it through, even though we didn't rush it through. We did it in a timely manner with
4 not a whole lot of hiccups.
5
6 Trustee Nale inquired of Mr. McDonnell what the actual size is of this addition. Mr. McDonnell
7 stated the actual size is 21-feet wide. The trunk of the water tower is 12-feet wide. It is another
8 10-feet wider than the actual trunk itself. Trustee Nale inquired of Mr. McDonnell how high is it.
9 Mr. McDonnell stated that it will be around 50-feet high.
10
11 Mr. Paul stated that it will be just below the three painter's rings that are up there on the tower. If
12 you look at the tower you will see those. It will be just below those so as not to interfere with
13 those.
14
15 Trustee Byrd inquired whether or not that would just be in the front of the tower. He stated that it
16 is not going around the trunk.
17
18 Mr. Paul stated that it will completely encircle it. Mr. McDonnell stated that it is a collar that
19 goes completely around it.
20
21 Trustee Gibson inquired of Mr. Paul whether or not this is what is called a "Stealth Tower." Mr.
22 Paul stated yes, it is. The antenna is shrouded and you don't see anything.
23
24 Village President Meyers-Martin stated so nothing is visible. Mr. Paul stated that if you stand
25 directly below it and look up, you will see because you don't want it to come all the way back
26 against it. He stated to the casual observer driving the streets or living in the subdivision they
27 won't see anything other than the collar that goes around it.
28
29 Village President Meyers-Martin inquired of Trustee Nale whether or not she saw her drawing.
30 Trustee Nale stated yes.
31 **Motion by Trustee Gibson, second by Trustee Oliver to authorize the Village President to**
32 **enter into a Lease Agreement with Chicago SMSA Limited Partnership, D/B/A Verizon**
33 **Wireless, for the installation of an Antenna Array on the trunk of the East Water Tower**
34 **located on Lincoln Highway, for an annual rate of \$36,500.00 annually with a 3% rent**
35 **escalator for a period of 20 years.**
36
37 Trustee Waite inquired of Mr. McDonnell what are other wireless companies paying for a similar
38 kind of setup in this area.
39
40 Mr. McDonnell stated that this Agreement is approximately \$3,000.00 more than our current
41 Agreements that we have with other carriers.
42
43 Trustee Waite inquired of Mr. McDonnell whether or not Verizon has other towers in the area.
44 Mr. McDonnell stated that he would imagine that they do. Trustee Waite inquired of Mr.
45 McDonnell what are they paying for those. Mr. McDonnell stated that he doesn't know, nobody
46 would disclose their information to him. Trustee Waite stated sure they would if you ask them.
47 Mr. McDonnell stated that he asked them and they wouldn't tell him. Trustee Waite inquired

1 whether or not that is available under Public Information. Mr. McDonnell stated that he doesn't
2 know.

3
4 Trustee Gibson inquired of Mr. McDonnell whether or not these are all in other areas, or other
5 Municipalities. Mr. McDonnell stated that he doesn't know. He tried to find out information
6 from leased sites, not sites that were on water towers in other Municipalities.

7
8 Trustee Hudson stated that you are expecting more users probably. Trustee Hudson inquired of
9 Mr. Paul whether or not in the number of years that this is for, do you have someone who is
10 improving that, or does it stay the same.

11
12 Mr. Paul inquired other users as in other carriers. Trustee Hudson stated that you will probably
13 have an increase in the number of users and maybe weakened signals. She inquired whether or
14 not there are going to be improvements within the 20 some years that this is for.

15
16 Mr. Paul stated yes if you are talking about our customers and the service they get. He has been
17 working for them for 20-years. They have gone through eight upgrades of the system in 20-
18 years. There is always new technology coming out. Antennas will be changed out to adapt to the
19 newest generation, which right now it is 4GLTE that you see advertised all over the phones.
20 There will be a 5 or 6GLTE probably, or some other better system coming. Verizon is the leader
21 in keeping their system upgraded. There will be upgrades. It won't just sit there and deteriorate
22 over time.

23
24 Trustee Waite stated that this means for existing customers you will have fewer dropped calls.
25 Mr. Paul stated yes, fewer dropped calls, fewer busy signals if you get those now, more data
26 capacity. He stated everybody wants the wristwatch thing now and all that other stuff. We have
27 to keep up with what everybody wants.

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

29
30 Mr. Paul thanked everybody for their time this evening.

31
32 Village President Meyers-Martin stated that this concludes our Special Board Meeting of the
33 Board of Trustees. We will be moving directly into our Workshop Meeting.

34
35 **ADJOURNMENT:**

36
37 **Motion by Trustee Gibson, second by Trustee Nale to adjourn at 7:30 P.M.**

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

39 Respectfully submitted by Faith Stine.

40
41
42