

1 **MINUTES OF THE VILLAGE OF OLYMPIA FIELDS**
2 **SPECIAL MEETING OF THE BOARD OF TRUSTEES**
3 **Held on April 14, 2014**
4

5 The Special Meeting of the Board of Trustees was held on Monday, April 14, 2014, at the Linzey
6 D. Jones Municipal Building and was called to order by Village President Debra Meyers-Martin
7 at 7:04 P.M. The assembly recited the Pledge of Allegiance. Administrator Mekarski/Village
8 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 **PUBLIC HEARING – PROPOSED 2014-2015 BUDGET** – Village President Meyers-Martin
17 opened the Public Hearing on the Budget at 7:05 P.M. for the 2014-2015 Fiscal Year. A copy of
18 the Budget is available for review. She stated that we are looking at total revenues of
19 \$6,376,379.00, with a total expense of \$6,298,048.00, for a surplus of \$78,331.00. This Budget
20 will be passed at our last Board Meeting in April. Village President Meyers-Martin opened up
21 the Public Hearing for Public Comments at 7:06 P.M.
22

23 Village President Meyers-Martin stated that the Budget is awfully tight. She inquired whether or
24 not there was anyone from the audience that would like to address the Board regarding the Fiscal
25 Year 2014-2015 Budget. Village President Meyers-Martin thanked the Trustees for all of their
26 hard work on the Budget. She thanked Village Administrator David Mekarski, the Finance
27 Committee, as well as Trustee Byrd as Liaison to the Finance Committee, Cindy Saenz, our
28 Finance Director, and all of the Department Heads. She thanked Chief Krull. He attended every
29 single meeting on the Budget. She stated that it was a long process. She wanted to thank
30 everyone for their contributions and for their hard work. Village President Meyers-Martin
31 inquired whether or not anyone from the audience had any comments regarding the Fiscal Year
32 2014-2015 Budget.
33

34 Trustee Waite stated that it wasn't easy getting to that number. He heard that our neighbors are
35 cutting all over the place. Village President Meyers-Martin stated that she is sure that our
36 audience is aware that our neighboring towns, and some towns who are not close by are having
37 to cut their fire and police protection which is always a sad day. She stated that sometimes it
38 must be done if the dollars are not there.
39

40 Trustee Waite stated that the homeowners will find their insurance going up because of the lack
41 of safety and protection. There is a lot of discomfort with more break-ins and more burglaries.
42 He stated that all of that is not what makes living in an area pleasant like we have here.
43

44 Mr. Joe Martin stated that he resides at 3206 Cumberland Trail in Olympia Fields. He inquired
45 where the Budget is available for viewing, if it is at Village Hall, the library, or whether it is
46 online.
47

1 Administrator Mekarski stated that you can secure a copy of the Budget from the counter. We
2 have some copies over here available for inspection this evening. You can solicit a copy from
3 our Finance Director.
4

5 Mr. Martin stated that in order to give a better understanding of what is in the Budget, he
6 inquired whether or not there are any major changes, adjustments, reductions or additions in any
7 of the departments.
8

9 Village President Meyers-Martin stated that our Budget is extremely lean. Fortunately, we did
10 not have to layoff anyone. She stated that laying off anyone would put this Village in dire straits
11 because we have a very lean staff as it is. We were fortunate enough not to have to make any
12 changes in staff or personnel. We have looked at our expenses. Chief Krull has been very
13 mindful of how to use equipment in a very efficient and fiscally responsible way. She stated that
14 we did have areas where we did have a lot of overtime this year because of the winter, because of
15 police officers being injured, and therefore having a lot of extra overtime in the police
16 department which was not budgeted for and we did have to accommodate that.
17

18 Trustee Gibson stated that if they look at the Budget they will find the summary of any line item
19 that is different, whether it has been reduced or made larger. She stated that we had several very
20 good meetings. She is very proud of the fact that we have a surplus. We are not in Budget deficit.
21 She stated that is a very important thing.
22

23 Trustee Waite stated that in going forward with Public Works we really haven't cut the program
24 of road improvements, sewer improvements and other infrastructure improvements. We are
25 continuing on that path but it was in the long range plan to start with.
26

27 Mr. Martin complimented and thanked the Village President, the Trustees, and the staff for being
28 fiscally responsible, and for planning well into the future and sustaining the economic viability
29 of our community.
30

31 Trustee Waite stated that one of the things that has helped us a lot is our AAA Bond Rating
32 because we don't have to pay the interest rates that some of the other surrounding communities
33 have to pay.
34

35 Administrator Mekarski stated that pivotal to our budgetary process, and unlike the majority of
36 the communities throughout Illinois, we do the 2040 Plan. We start that nine-months prior to the
37 Budget being done. We look at every revenue line item and every expenditure line item. We
38 project 30 to 40-years to the best of our ability. We do all kinds of sophisticated modeling and
39 that process has helped ground our whole budgetary process. It has revealed some major
40 challenges. Just in the past seven-years, residents should know that our revenues have only
41 increased by 2% and our expenditures have increased by 23%. They are totally out of our
42 control. They are related to health insurance and pensions. That is not sustainable. Everyone in
43 the audience knows that health costs continue to rise and the retirement system is in dire need of
44 repair, not only in Illinois but throughout the country. We are a small community. We bring in a
45 bundle of revenue enhancements through Grants and aids way more so than the majority of
46 communities.
47

1 Trustee Gibson stated that we have the increase in water billing that Chicago is sending to the
2 Village through Oak Lawn.

3
4 Village President Meyers-Martin stated and the need for alternate water sources as well.

5
6 Trustee Byrd stated that mainly our expenses have been going up for the last few years. The
7 revenue has been pretty steady. Due to the fact we have a lot of empty spots on Lincoln Highway
8 that need to be filled, we have less Sales Tax coming in. We continue to hold expenses. The
9 departments hold their expenses. Public Works did an excellent job during that terrible winter we
10 just had in holding their expenses. As a Village, we continue to be using all our fiduciary
11 responsibility in keeping our expenses down for the Village itself and we continue to give
12 services which is a good thing. There were no major changes on the expense side. There were no
13 major changes on the revenue side. We are looking forward to the future and the 2040 Plan. He
14 stated that we should be able to gain some revenue in the future which will allow us to do even
15 bigger and better things for Olympia Fields.

16
17 Trustee Waite stated that the water is increased to the Village and it is increased to our
18 homeowners. It is true that the water bills are higher than what they have been. We have no
19 control over that. Chicago decides that they want us to pay for all of their infrastructure that is
20 needed and they try to pass it onto us. We are working on that. That is not something that would
21 throw a wrench in our Fiscal Budget. In your Budgets you find a lot of things that keep going up
22 and you don't understand why and that is the reason why. The real positive thing is the electrical
23 aggregation. We saved the homeowners in the number of \$400,000.00 this past year. In looking
24 at it more closely it is closer to \$500,000.00 in savings.

25
26 Although there were members of the public present, no one else wished to address the Board
27 regarding the 2014-2015 Fiscal Year Budget. Village President Meyers-Martin closed the Public
28 Hearing at 7:18 P.M.

29
30 **BILLS FOR APPROVAL:**

31
32 Village President Meyers-Martin stated that you have bills for approval in the amount of
33 \$151,176.44. There is a Cover Memo in the Board Packet designating the more significant
34 payouts.

35
36 Trustee Nale stated that on Page 3 of the Detailed Report there was "Training for Fire Code
37 Academy." She inquired whether or not that is part of an annual training source that the two
38 employees have to attend.

39
40 Village President Meyers-Martin stated that was for our Code Enforcement Officer Reggie Ford.
41 That was the module that he needed to complete for his certification. There were a total of five-
42 classes. She stated that as to John McDonnell, it was for his certification as a Certified Building
43 Official that he must do every year. She stated that for Mr. Ford it was the Building Property
44 Maintenance Module that the Village required of him.

45
46 Trustee Nale stated that on Page 9 of the Detailed Report she may be incorrect, but it looks like
47 Gladys went on a trip of some sort.

48

1 Village President Meyers-Martin stated that she has not gone yet. She stated that it is for the
2 ICSC. We have a booth this year that we are sharing with five other towns. While the Village
3 President has appointments with developers and retailers, Gladys will be at the booth. Gladys is
4 our representative. Trustee Nale stated that is great.

5 **Motion by Trustee Waite, second by Trustee Nale to approve the payment of Bills for April**
6 **14th, 2014, in the total amount of \$151,176.44.**

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

8
9 **TIF ORDINANCES – Second Reading & Adoption**

10
11 Village President Meyers-Martin stated that Number 4 on the Agenda is our TIF Ordinances.
12 This is on Second Reading and adoption. At our last Board Meeting we went over the
13 Ordinances, 2014-03 through 2014-06. This is the final step in the TIF Process. All of the
14 Ordinances presented here tonight are on Second Reading for adoption. They have been prepared
15 for the prerequisite Public Notice which must be published in our official journal, as well as the
16 certifications to be filed at the Cook County Clerk’s Office. She is very happy that we are in this
17 final stage and step. Village President Meyers-Martin stated that this is something that we will be
18 touting and promoting at the ICSC in order to attract Economic Development to that corridor that
19 we so desperately need at Route 30 and Western Avenue. This was our Work Session at the last
20 Board Meeting. You have a summary of those Ordinances.

21
22 **Ordinance #2014-03**

23
24 **Motion by Trustee Byrd, second by Trustee Oliver to adopt in Second Reading Ordinance**
25 **#2014-03: An Ordinance approving an amended Village of Olympia Fields Lincoln**
26 **Highway and Western Avenue Tax Increment Redevelopment Project Area,**
27 **Redevelopment Plan and Redevelopment Program (“TIF 1”).**

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

29
30 **Ordinance #2014-04:**

31
32 **Motion by Trustee Oliver, second by Trustee Byrd to adopt in Second Reading Ordinance**
33 **#2014-04: An Ordinance adopting Tax Increment Financing for the amended Village of**
34 **Olympia Fields Lincoln Highway and Western Avenue Tax Increment Redevelopment**
35 **Project Area, Redevelopment Plan and Redevelopment Program (“TIF 1”).**

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

37
38 Trustee Waite stated that he didn’t get to ask a question about the Resolution because you went
39 so fast. He inquired whether or not there is some way to keep this under control. He goes some
40 places and you have 50 police cars that show up from 22 communities surrounding it. He
41 inquired how we control this. Administrator Mekarski stated that we are on TIF Ordinance
42 #2014-04. Trustee Waite apologized. He state that he votes in favor of the TIF Ordinance.

1 **Ordinance #2014-05:**

2
3 **Motion by Trustee Oliver, second by Trustee Nale to adopt in Second Reading Ordinance**
4 **#2014-05: An Ordinance designating the Village of Olympia Fields, Cook County, Illinois,**
5 **Lincoln Highway and Western Avenue Tax Increment Redevelopment Project Area,**
6 **Redevelopment Plan and Redevelopment Program (“TIF 2”).**

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

8
9 **Ordinance #2014-06:**

10
11 **Motion by Trustee Gibson, second by Trustee Nale to adopt in Second Reading Ordinance**
12 **#2014-06: An Ordinance adopting Tax Increment Allocation Financing for the Village of**
13 **Olympia Fields, Cook County, Illinois, Lincoln Highway and Western Avenue Tax**
14 **Increment Redevelopment Project Area (“TIF 2”).**

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

16
17 Village President Meyers-Martin stated that she is very excited to have this in place because all
18 of the Municipalities that have been able to create extensive Economic Development have
19 always had this tool in their toolbox in order to attract businesses to their towns. It finally gives
20 Olympia Fields something to work with and something to attract businesses. She is very excited
21 that we have been able to accomplish this. Village President Meyers-Martin thanked the
22 Trustees.

23
24 Administrator Mekarski stated that this has been a six-month process of many steps. This TIF is
25 projected to produce \$30,000,000.00 in Tax Increment which is sufficient to bring in large retail
26 at Lincoln/Western. It is going to give the Village President and her Administration the capacity
27 to attract a purchaser for Olympia Corners. This will allow the reimbursement for the acquisition,
28 the reimbursement for the demolition, the reimbursement for redoing 100% of the infrastructure.
29 The only thing that it doesn't pay for is the new buildings. If a tenant would like to go in the
30 existing space in the Jewel/Osco, it does allow for renovations. It is a major tool to induce new
31 retail starts. The news on this is already hitting the street. He spoke with a major retail broker on
32 Saturday about two acquisitions and two possible retail starts.

33
34 **RESOLUTION #2014-03** – Village President Meyers-Martin stated that the fifth item on the
35 Agenda relates to Resolution #2014-03. This is a Resolution authorizing the execution of a Law
36 Enforcement Mutual Aid Agreement and the existence and formation of the Illinois Law
37 Enforcement Alarm System by Intergovernmental Cooperation. She stated that this may have
38 been what Trustee Waite was referring to. Trustee Waite stated that it was. Village President
39 Meyers-Martin asked Chief Krull to give a general overview of why we are doing this. Trustee
40 Waite inquired how we keep this from going way over Budget somewhere.

41
42 Chief Krull stated that the Resolution has been in place for the last 10-years or so. The Mutual
43 Aid Agreement through ILEAS was subject to revision because of the length of time that had
44 passed from 10-years ago until now. All those funds were flowing from the Federal Government
45 to the State level for equipment, training, and things like that. He stated that because those funds
46 have slowed down a little bit and there is over 900-agencies in ILEAS throughout the entire State
47 of Illinois, their Board felt it best to revise everything and try to update those by-laws.

1 Trustee Waite inquired of Chief Krull from a practical standpoint, who decides who gets called
2 to come out and backup whoever the first responders are.

3
4 Chief Krull stated that through this Agreement, there are certain levels of response that we are
5 required to perform. If it is a smaller event and somewhat localized, that town can ask for a
6 squad car and an officer from our town here and we will go over to assist them.

7
8 Trustee Waite stated, for example, let's say that you need 25-cars. He inquired does somebody
9 get on the phone and say we need five from you and 10 from you. Chief Krull stated no. This
10 allows each town to send one car so that they are still able to take care of their towns, and help us
11 with the resources that we need in order to serve our residents as well. There is zero through 10
12 levels of response. Depending upon how critical that incident is, if it isn't very critical and we
13 only need 10-officers that would be a Level 1 Response. It goes all the way up to a Level 10
14 Response which means they are bringing the Calvary and people are responding from all over
15 the State. He stated that you have had this Agreement in place for the past 10-years.

16
17 Trustee Waite inquired of Chief Krull whether or not we are adding anything. Chief Krull stated
18 no. Chief Krull stated for the record, that he is doing everything that he can to try to keep the
19 overtime costs down. That is always weighing on his mind as well.

20 **Motion by Trustee Gibson, second by Trustee Oliver to approve Resolution #2014-03 – A**
21 **Resolution authorizing the execution of a Law Enforcement Mutual Aid Agreement and**
22 **the existence and formation of the Illinois Law Enforcement Alarm System by**
23 **Intergovernmental Cooperation.**

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

25
26 Village President Meyers-Martin stated that we are going to adjourn our Special Meeting and
27 move to our Trustee Workshop.

28
29 **ADJOURNMENT:**

30
31 **Motion by Trustee Nale, second by Trustee Gibson to adjourn at 7:40 P.M.**

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

33
34 **Respectfully submitted by Faith Stine.**

35
36