

1 **MINUTES OF THE VILLAGE OF OLYMPIA FIELDS**
2 **REGULAR MEETING OF THE BOARD OF TRUSTEES**
3 **Held on June 22, 2009**

4
5 The Regular Meeting of the Board of Trustees was held on Monday, June 22, 2009, at the
6 Olympia Fields Village Hall and was called to order by President Jones at 7:30 P.M. The
7 assembly recited the Pledge of Allegiance. President Jones called the roll.

8
9 Present: Trustees – Gibson, Ormsby, Pennington, Nale, Meyers-Martin
10 President Linzey Jones
11 Village Clerk, Judi Kay Rangel
12 Village Administrator – David Mekariski

13
14 Absent: Trustee Oliver

15
16 **MINUTES:**

17
18 **Motion by Trustee Pennington, second by Trustee Gibson to approve the Minutes of**
19 **June 8, 2009, as presented.**

20 **Voice Vote: All Ayes (5-0) Motion Carried.**

21
22 **BILLS FOR APPROVAL:**

23
24 President Jones stated that he has Bills for Approval totaling \$148,498.63. He stated that
25 the Board has a Memo highlighting the more significant components of the bills,
26 including SouthCom Combined Dispatch in the amount of \$53,189.00, and two squad
27 cars from Currie Motors in the amount of \$55,000.00.

28
29 **Motion by Trustee Gibson, second by Trustee Meyers-Martin to approve the**
30 **payment of bills for June 22, 2009, in the total amount of \$148,498.63.**

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

32
33 **COMMUNICATIONS AND PETITIONS:**

34
35 President Jones opened up Communications and Petitions at 7:33 P.M.

36 **Clarification of Ordinances and Associated Fees** - Mrs. Kathleen Wilk who resides at
37 20322 Achilles Avenue stated that they needed a new garage door. They purchased a
38 door from a local business. They were told that they needed a Permit. She looked up the
39 Village Ordinance online and saw that the Permit Fee was \$35.00. When she came to
40 Village Hall to apply for the Permit, she was informed that the Permit was \$105.00. She
41 was upset because that was a substantial difference than the amount stated in the Village
42 Ordinance. She spoke with Administrator Mekariski and he informed her that the Permit
43 was only part of the cost. There was a \$30.00 Application Fee. \$35.00 for the Permit, and
44 \$40.00 for an Electrical Inspection. Mrs. Wilk stated that they are not replacing the motor
45 part of the garage door. She is asking the Board to reexamine the cost that the residents
46 have to pay to maintain or improve their homes. She found out that the fees were passed

1 in 2006 when home prices were substantially higher and there was a lot of building by
2 contractors taking place. She stated that the economy is not the same as it was in 2006.
3 She provided the Board with a list of the Permit Fees to replace existing garage doors
4 from 20 surrounding Villages. The fees average from no fee up to \$60.00. Mrs. Wilk
5 stated that she realizes that Olympia Fields doesn't pay the same amount of property tax
6 as some of the local communities. She understands that Olympia Fields doesn't share the
7 same tax benefits in terms of sales income tax that other Villages have. She believes that
8 this is a tax nonetheless. She would like the Board to reconsider the amount that is
9 charged for Permit Fees.

10
11 Mrs. Wilk further requested clarification of the Village Ordinances that are currently on
12 the website. She suggested a list of what is required in terms of the fees. She stated that
13 the Ordinances as written on the website are totally confusing and misleading. She would
14 also like clarification of what the Permit Fees are used for. She also inquired as to why
15 she needed an Electrical Inspection for a garage door opener that she is not replacing.
16 Mrs. Wilk suggested that the Board view the website of the Village of Orland Park in
17 regard to how their Ordinances are presented on their website.

18
19 Administrator Mekarski stated that the Ordinance has three separate sections in it. The
20 Application Fee is \$30.00. The Permit Fee is \$35.00, and the Inspection Fee is \$40.00. It
21 is not an Electrical Inspection. He stated that this is an inspection to ensure that the
22 garage door has been installed properly and that the springs were loaded properly. Due to
23 the fact it is specified in the Ordinance, the Building Commissioner and the Village
24 Administrator do not have the ability to waive those fees. The only thing that can be done
25 is to bring it to the attention of the Board.

26
27 President Jones stated that the Board had discussed this at length back in 2006 and
28 thought that the base fee of \$105.00 was right. He stated that Mrs. Wilk's point is
29 well-taken. President Jones stated that he asked the Building Commissioner to take this
30 up with the Building Committee of which Trustee Ormsby is a participant, and consider
31 that if the value of the improvement is at or below a certain level, if there should be a
32 cutoff level in the fees. President Jones stated that his hands are tied, because the
33 Ordinance is what the Ordinance is. He cannot exercise discretion on those kinds of
34 things.

35
36 Trustee Ormsby stated that she felt the most troubling thing for Mrs. Wilk is that it was
37 not clear to her what she was paying. Mrs. Wilk stated that the other Villages do not have
38 an Application Fee. They just have a Permit Fee. She stated that she had to go to three
39 different places in the Village Ordinances in order to find the fees. Trustee Ormsby
40 apologized for that not being clear. She stated that is something that the Building
41 Committee can address. She stated that the Permit Fee is to protect the resident. It is to
42 make sure that the door is installed correctly and that everything is done properly. Mrs.
43 Wilk stated that she respectfully disagrees with that. Mrs. Wilk stated that the people that
44 are installing their garage door are licensed and bonded in the Village of Olympia Fields.
45 She is not aware of there being a lot of accidents in the area with garage doors. She

1 believes that \$105.00 is way too high when the surrounding Villages charge anywhere
2 from zero to \$60.00.

3
4 Trustee Ormsby stated that she agreed with President Jones that it is something that the
5 Building Committee will look into. She stated that this is the first complaint that the
6 Village has received since the fees were passed in 2006. She will speak with the Building
7 Commissioner and the Board of Trustees to see what can be done to change it. She will
8 address the matter of the clarification of the Ordinances. She wants them to be easily read
9 and understood. Trustee Ormsby apologized for that and stated that she will look into that
10 with the Building Commissioner. Mrs. Wilk expressed her thanks to Trustee Ormsby and
11 the Board. President Jones thanked Mrs. Wilk for coming in.

12
13 **Crossover from Travers to Graymoor** – Mrs. Taffy Mack who resides at 71 Graymoor
14 Lane, stated that she was here as a follow-up to the meeting on June 8th when she had
15 made a plea for some safety action on Joe Orr Road as Travers crosses Joe Orr Road into
16 Graymoor. She stated that traffic is much heavier than it was when the lights that are
17 there were installed. Travers is a well-known shortcut from Route 30 to Joe Orr Road.
18 Graymoor Lane is a shortcut from Vollmer into Joe Orr Road. She stated that Marian
19 High School is a half block east of this location. She stated that when school is in session
20 or when there are games at night and on the weekends, there are hundreds of cars in the
21 parking lot and the kids are spewing out. She stated that the timing of the traffic light at
22 Joe Orr Road and Western Avenue is so short when you are going west on Joe Orr Road.
23 She believes that the timing of the light is a factor as well.

24
25 Mrs. Mack thought that the accident in which Jan Lipshutz was killed could be a wake-up
26 call that something needs to be done there. She stated that she does not know the
27 circumstances of the accident.

28
29 Administrator Mekarski stated that Chief Chudwin and the Commander that is in charge
30 of traffic safety has looked into that issue. He stated that it does not appear that there is
31 any kind of immediate recommendations that could be recommended by the police
32 department. He stated that they understand the confluence of traffic coming in from the
33 high school, and the complex signalization with Joe Orr Road and Country Club Drive.
34 He stated that he could send a letter to the County and ask them to evaluate it. He stated
35 that both roads are County Roads. He stated that he could follow-up with some phone
36 calls to the County Legislatures in order to draw attention to the letter.

37
38 President Jones asked Mrs. Mack to speak with Chief Chudwin regarding the
39 circumstances surrounding the accident of Jan Lipshutz. President Jones stated that he
40 was going to ask Chief Chudwin to share that information with her. He felt that would
41 give her some additional perspective on what happened the night of the accident. He
42 stated that the Village had requested an Accident Analysis from the County in regard to
43 how many accidents have occurred on Joe Orr Road. The Village has not gotten that data
44 from the County. According to the Commander and his staff that have been with the
45 police department for 25 years, they believe that there have been very few accidents on
46 Joe Orr Road. He stated that to galvanize the expenditure of taxpayers' money to make

1 changes would require the Village to demonstrate that not just one accident occurred
2 there, but that there is a serious and ongoing set of issues with how things are working
3 there.

4
5 President Jones stated that while the Village waits for the data to determine whether or
6 not a letter to the County from himself or Administrator Mekarski would be effective, he
7 is going to ask Chief Chudwin to share with Mrs. Mack what occurred on the night of the
8 accident of Jan Lipshutz. Mrs. Mack stated that she would call Chief Chudwin. She
9 thanked President Jones and the Board. President Jones thanked Mrs. Mack for coming
10 in. President Jones closed Communications and Petitions at 7:54 P.M.

11
12 **FINANCE:**

13
14 **Ordinance #2009-08** - Trustee Pennington stated that his first piece of business this
15 evening is Ordinance #2009-08 - An Ordinance Abating the 2008 Tax Levy for the
16 General Obligation Bonds (Alternative Revenue Source), Series 2008 of the Village of
17 Olympia Fields. He stated that this is on First and Second Reading.

18
19 **Motion by Trustee Pennington, second by Trustee Ormsby to approve Ordinance**
20 **#2009-08 – An Ordinance Abating the 2008 Tax Levy for the General Obligation**
21 **Bonds (Alternative Revenue Source), Series 2008 of the Village of Olympia Fields on**
22 **First and Second Reading.**

23
24 President Jones stated that this is before the Board to cleanup an issue with the County.
25 The Village Attorney believed back in April that this was not necessary. However, when
26 the Director of Finance saw the levy data from the County, it was clear that they were not
27 abating these taxes. It was not the intention of the Village that these taxes be levied. He is
28 requesting that the Board approve this tonight. The Village has spoken with the County
29 so that this can be submitted tomorrow. That way when they issue the levy in the fall, the
30 County won't inadvertently mistakenly include that component in the levy.

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

32
33 **April 2009 Financial Statements** – Trustee Pennington stated that the April 2009
34 Financial Statements closes out the Village's Fiscal Year for 2008.

35
36 **Corporate Fund** – Trustee Pennington stated that the April Budget figure for Revenues
37 was \$1,067,769.61 against a budgeted expense of \$691,151.91. This left a budgeted fund
38 surplus of \$376,617.70. The actual revenue expense figures for the month of April reflect
39 that the Village's actual fund revenues for the month of April was \$511,818.92, against an
40 actual expense figure of \$797,709.51. This leaves the Village in a deficit status in the
41 amount of \$285,890.59. There is detail in the Financial Statement that supports and
42 explains the deficit. Trustee Pennington stated that the Village did not receive the amount
43 that was budgeted in the Property Tax Revenue. There was a 10% difference in the
44 Property Tax Revenue for the month of April. That is due to timing. Those funds will be
45 coming in. There was a huge increase in the police department for the hiring of two

1 additional police officers on a full-time basis, as well as the police cars that came into
2 that category as well. There was a \$72,000.00 payout in the Police Pension.

3
4 Trustee Pennington stated that he is happy to announce that the Village's Fiscal Year to
5 Date actual, plus encumbrance, is a surplus in the amount of \$952,806.40. The Village
6 ended the year just under One Million Dollars in surplus. President Jones stated that a
7 very large component of that is the Sewer Program. The expenditures were not made as
8 quickly in the fiscal year as they had been budgeted. He stated that money is likely to be
9 spent in this fiscal year.

10
11 **Water Fund** – Trustee Pennington stated that the Village's actual revenues against
12 budgeted revenues for the Water Fund was \$61,158.53 actual, against a budgeted sum of
13 \$87,233.32. There was an actual expense in that line item of \$226,205.35, against a
14 budgeted sum of \$221,944.21. In both instances the Village budgeted for a deficit. There
15 was an actual deficit for April. The budgeted deficit was \$134,710.89. The actual deficit
16 was \$165,046.82. The year to date actual, plus encumbrance, is a deficit in the amount of
17 \$81,728.90. There were increases in gas and oil. A new vehicle was purchased. There
18 were increases in the hospital insurance package that attributed to the deficit. President
19 Jones stated that the Tap-in Fees were only at about 20% of budget. Tap-in Fees are
20 driven by new home construction. There wasn't any of that.

21
22 **Sewer Fund** – Trustee Pennington stated that in the April budget of revenue there was
23 \$353,899.99. There was actual revenue in the amount of \$344,700.18. There were
24 budgeted expenses in the amount of \$437,806.21. The actual expenses were \$235,773.23.
25 There was a surplus in the April actual account in the amount of \$108,926.95. The
26 Village did budget for a deficit in the month of April, but it came out with a surplus at the
27 end of the month. The fiscal year to date actual, plus encumbrance, is \$2,125,868.20.

28
29 **Village Investments** – Trustee Pennington stated that the total Certificate's of Deposit as
30 of April 30, 2009, is \$4,162,744.25. The total in the Money Market Account as of April
31 30, 2009, is \$601,660.51. The total Village Investment as of April 30, 2009, is
32 \$4,764,404.76.

33
34 **2009 Audit** – Trustee Pennington stated that next week Sikich, Gardner & Co., LLP
35 would start the audit process for 2009.

36
37 **BUILDING:**

38
39 Trustee Ormsby stated that she did not have a formal report this evening.

40 **Retirement of Jim Peterson, Building Commissioner** – Trustee Ormsby stated that in
41 the Board Packet is a Memo stating that Jim Peterson is retiring July 31st. The language
42 for that replacement was posted today with BOCA. President Jones stated that he would
43 go ahead and run an ad. Trustee Ormsby stated that we are asking for tremendous
44 experience for this position. Usually, you ask for 5 years of experience. But the Village is
45 asking for a minimum of 10 years of experience as a building official. She feels that is
46 important for this Village.

1 President Jones inquired of Trustee Nale as to whether or not she looked at the job
2 description. Trustee Nale stated that she did look at it and it is quite intensive.

3
4 President Jones stated that the Village wants very detailed certification standards. Trustee
5 Ormsby stated that Mr. Peterson's long suit was in certification. He is tremendous at that.
6 He is tremendous at reading plans and variances. He is very, very strong in that. President
7 Jones stated that he wishes Mr. Peterson well.

8
9 **PLANNING:**

10
11 **2009 Summer Newsletter** – Trustee Gibson stated that in the Board Packet is a rough
12 draft copy of the Summer 2009 Olympia Fields Villager. She stated that she spoke with
13 Administrator Mekarski, and there is so much text that the print is so small that she
14 believes it would be difficult for the residents to read. Trustee Gibson stated that the idea
15 of the Community Relations Commission when this was started was that there would be
16 an even balance of advertisements and text. She stated that they have not done well with
17 that in the past. This has gone to press.

18
19 President Jones stated that life was simpler when this was done in-house. He stated that
20 he was going to wash his hands of it. He stated that there are so many people that have
21 varying opinions about this newsletter.

22
23 Trustee Gibson stated that it is her opinion that the buck stops at the Village with the
24 newsletter. She stated that we can have a lot of opinions about what should go in the
25 newsletter but all of that stuff doesn't have to go in it. She stated that we could decide
26 what goes in and what is left out. She stated that there are four editions of this per year.
27 She stated that the most important things in her opinion are the things that happen within
28 the Village that all residents need to know. President Jones inquired of Trustee Gibson as
29 to how you measure that. Who makes that list up? Trustee Gibson stated that the
30 Community Relations Commission believes that they should choose what goes in the
31 newsletter, but she does not fully agree with that.

32
33 President Jones stated that when this goes out in the fall, he hopes that the Community
34 Relations Commission and the Administration can come to a little bit of structure of how
35 we want to do this. He inquired of Trustee Gibson as to whether or not the size of the
36 type was ever discussed.

37
38 Trustee Gibson stated that the people that are doing it stated that the reason the print had
39 to be so small is because there was too much text. President Jones stated that an article or
40 two could have been cut out to accomplish that. Trustee Gibson stated that is what she
41 wished they had done for this particular one. She stated that we didn't have to have all the
42 Homeowners Associations things in there. She stated that she is the liaison to the
43 Community Relations Commission and they have some strong feelings on the kinds of
44 things that they want in there. She believes that we at Village Hall have to decide what
45 goes in and what doesn't.

1 Administrator Mekarski stated that he had three meetings with the Community Relations
2 Commission. They feel that the newsletter should focus less on administrative and Board
3 news and more on community activities. The publisher stated that there are 12 pages. Six
4 are for advertising and six are for the Village. So it was divided three and three. Three
5 pages would be for the Community Relations Commission. One page would feature three
6 Homeowners Associations in each issue with two full pages in the centerfold for the
7 calendar. He stated that there were not enough calendar events from the Homeowners
8 Associations so that was shrunk to a half a page. He stated that we started out with a
9 larger font. We wanted to get the e-bill information in here. The information on the
10 Lincoln/Western Corridor was time sensitive. Some of these articles took a high priority.
11 He believes that the key is to start the fall issue right now. President Jones stated the
12 problem is who is going to exercise editorial control. Trustee Ormsby inquired as to
13 whether or not she could. President Jones stated that anyone that sits on this dais could do
14 it. He stated it takes a lot of time and a lot of staff time to do the newsletter. He believes
15 that it is important to do the newsletter to get the information out to the residents. He
16 stated that Administrator Mekarski writes a lot of the articles and he edits most of them.

17
18 Trustee Gibson stated that she would take on that responsibility if we could come to some
19 agreement that we don't need the smaller print and we don't need this much text. We need
20 an equal amount of advertising. If we don't get an equal amount of advertising the
21 company will stop printing it. President Jones stated that for the benefit of the people in
22 the audience, this gets done free because they get to do their advertising. But it takes up a
23 lot of time to do all the work. He stated then there are residents that want to input at the
24 last minute on editorial changes. Trustee Gibson stated that she doesn't mind helping
25 Administrator Mekarski make some decisions on what we leave out and what we put in.

26
27 Trustee Pennington inquired as to whether or not we are limited on the number of pages
28 that we have. President Jones stated that we are limited on the number of pages that the
29 advertisers are able to sell. It is 50/50.

30
31 Trustee Nale requested clarification from Trustee Gibson that she did say that the
32 Community Relations Commission was responsible for the input and not the Human
33 Relations Committee. Trustee Gibson stated that this all came about from the Community
34 Relations Commission.

35
36 Trustee Ormsby was under the impression that the newsletter is to be informative and PR
37 for the Village. President Jones stated that is what he thought. Trustee Ormsby stated that
38 it is a great tool. Trustee Gibson stated that she wanted the print large enough so that
39 people would read it and not toss it aside.

40
41 **Meeting with Business People at Olympia Square** – Trustee Gibson stated that she,
42 Trustee Ormsby and Administrator Mekarski met today with representatives from Bizios,
43 Currie Motors, and James & Sons. Representatives from Burgundy Bistro could not be
44 there but they indicated that they would go along with whatever was decided. Trustee
45 Gibson stated that we brought to their attention the signs, and in particular the signs that
46 are not permanent. James & Sons are only open Thursday through Saturday. They are

1 only open for buying gold and diamonds. They have decided to take down many of the
2 window signs that are messy and redundant. They will only have one or two signs on the
3 outside on the days that they are there. President Jones inquired about the banner signs.
4 Trustee Gibson stated that since they aren't going to be there much longer, they didn't
5 have any idea whether they were going to take that banner down. President Jones stated
6 they would be there another year until the lease runs out. She stated that they would talk
7 to a representative from James & Sons about that. Trustee Ormsby stated that Jim, one of
8 the sons was there and he was very cooperative.

9
10 Trustee Gibson stated that Tony and John Bizios were at the meeting. They discussed the
11 temporary signs. They have taken a lot of them down. They have a two-sided sign
12 regarding their one-year anniversary. They are going to think of some unique way of
13 putting a changeable sign there at the corner that would take the place of all the other
14 signs. Trustee Gibson stated that Jim from James & Sons mentioned to the Bizios
15 brothers that some of the empty spaces within the center are filled with junk, such as
16 ladders, and it is visible from the outside. He volunteered to help them clean those places
17 up so that maybe somebody would want to rent them. Tony and John did not realize that
18 but they will take care of it.

19
20 Trustee Gibson stated that Jean from Currie Motors understood and agreed that the signs
21 at Currie Motors were messy and flopping in the rain. Jean is going to try to think of one
22 sign that would incorporate all the information that is on the little signs. Jean stated that it
23 is important for people to know that they do their own financing right there.

24
25 Trustee Gibson stated that they recommended that Burgundy Bistro take that façade
26 banner down. She stated that they recommended that John and Tony take down the
27 "Grand Opening" signs. That has come and gone. She stated that we think that things will
28 be better. President Jones stated that since you started on this endeavor about three weeks
29 ago, the clutter has diminished. He stated that we will make sure that everything that you
30 talked about will be done by the end of June, early July. He stated that we would make
31 sure that it is done.

32
33 Trustee Ormsby stated that all the people that attended the meeting were very
34 cooperative. They want to do the right thing. They want to know what they can do to
35 attract business. She stated that Administrator Mekarski suggested signage that is at the
36 Homewood-Flossmoor Racquet Club. They were going to look into that. It is a little more
37 permanent, but not as expensive as a permanent sign. But it would tidy the area up.

38
39 Trustee Meyers-Martin inquired of Trustee Gibson as to whether or not Currie Motors
40 consults with marketing companies in regard to the sign that would replace the smaller
41 signs. Administrator Mekarski stated that they have a marketing group that they work
42 with. They have multiple dealerships throughout the Metropolitan Chicago area. They do
43 contract with someone. President Jones stated that we would have to see what the sign
44 looks like.

1 Trustee Ormsby stated that Currie Motors is in an unattractive spot. She stated that they
2 have to work on their own facility to make it more presentable. Trustee Ormsby stated
3 that Jean was very agreeable.

4
5 Administrator Mekarski stated that we drove Joe Salamone, the new owner of Harold
6 Motors, to the site on Lincoln Highway. There will be landscaping crews there tomorrow
7 and Wednesday to get that entire property straightened out. Mr. Salamone apologized and
8 he was very embarrassed. He apologizes to the Board on how that property looks. Any
9 time that the property starts to slip, the Village can call Mr. Salamone on his cell phone
10 and he will get that property taken care of.

11
12 **PUBLIC WORKS:**

13
14 **Recommendation for Payment to Trine Corp.** – President Jones stated that in the
15 absence of Trustee Oliver, there is a recommendation from Robinson Engineering for
16 payment to Trine Corp.

17
18 **Motion by Trustee Pennington, second by Trustee Ormsby to authorize payment to**
19 **Trine Corp. in the amount of \$23,805.00 for work completed in conjunction with the**
20 **Sanitary Sewer Manhole Rehabilitation in the Graymoor and Hawthorne Hills**
21 **Subdivisions – Estimates #2.**

22
23 President Jones stated that the paperwork was in the Board Packet. He stated that about
24 70% of the project is completed.

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

26
27 **Ratification of Change Order for Testing – Dyed Water Testing on Arcadian**
28 **Drive** – President Jones stated that when the crews were out in Graymoor the Village
29 received a request for a Change Order to do Dyed Water Testing with respect to a
30 particular set of pipes in that area. He stated that this is similar to that. The reason that
31 this was done in advance of it being brought before the Board is due to the fact that the
32 crews were out there. He stated that he reviewed this along with Trustee Pennington and
33 Administrator Mekarski. They felt that this was an important cost savings to the Village
34 to move ahead and get this done.

35
36 **Motion by Trustee Pennington, second by Trustee Meyers-Martin to ratify the**
37 **Change Order for Testing – Dyed Water Testing on Arcadian Drive for an amount**
38 **not to exceed \$5,400.00.**

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

40
41 **HUMAN RESOURCES:**

42
43 **Revised Governmental Organizational Chart** – Trustee Nale stated in the Board
44 Packet is a revised Governmental Organizational Chart that was prepared by the Human
45 Resource Committee. The reason for the update is due to the fact that there was a new
46 position that was filled over a year ago. The Human Resource Committee felt that it was

1 unnecessary to have the numerical number of employees in certain areas listed, because
2 they occasionally change. So the number of employees has been eliminated. Trustee Nale
3 stated that President Jones, Chief Chudwin, and Administrator Mekarski have approved
4 these changes.

5
6 **Motion by Trustee Gibson, second by Trustee Meyers-Martin to approve the**
7 **Revised Governmental Organizational Chart of the Village of Olympia Fields dated**
8 **June 15, 2009.**

9 **Voice Vote: All Ayes (5-0) Motion Carried.**

10
11 Trustee Nale thanked Carlando Owens who is a member of the Human Resource
12 Committee. He prepared the organizational chart to their specifications. She stated that he
13 did a good job.

14
15 **Meeting** – Trustee Nale stated that two weeks ago she had a meeting with Trustee
16 Ormsby, the Building Commissioner, Jim Peterson, and the Code Enforcement Officer,
17 Reggie Ford at the suggestion of the Human Resource Committee. The chief objective of
18 the meeting was to outline the steps taken regarding the issuing of compliance memos.
19 The Human Resource Committee would like to comprise a policy that will be followed
20 more precisely. The Human Resource Committee is asking for the aid of Trustee Ormsby
21 and the new Building Commissioner to encourage their work on this project.

22
23 President Jones stated that he is not sure that falls within Trustee Nale's jurisdiction.
24 Trustee Nale stated that they have had a lot of comments from residents regarding the
25 fact that they do not know the procedure that is used to inform residents that they are
26 breaking a Code Ordinance. They thought that a list of points that are covered by the
27 Code Enforcement Officer would be beneficial for the residents. President Jones stated
28 that he does not think that it is in Trustee Nale's jurisdiction. He stated that was Trustee
29 Ormsby's area of responsibility as Trustee Liaison to the building department. He
30 believes that the building department should address those procedures and protocols. He
31 believes that they are Building Department Policy issues. Trustee Nale stated that it is up
32 to President Jones.

33
34 Trustee Ormsby stated that they are Building Department Policies. She thought that
35 Trustee Nale was trying to create a follow-up procedure. She stated that there is
36 something in place. It is complicated and it is just not as cut and dry.

37
38 President Jones suggested that Trustee Nale and Trustee Ormsby discuss this, and as long
39 as the two of them are in agreement about how it gets done that is fine.

40
41 Trustee Nale stated that a lot of residents are not notified of what is being done. She
42 stated that if a resident has a complaint, or an issue about a resident in the Village, for
43 instance, a painting issue, after they call the Code Enforcement Officer they don't know
44 what the results of that call are or how it is followed up.

1 President Jones suggested putting in written form a complaint procedure that escalates
2 complaints. He believes that would be helpful. In terms of follow-up, he doesn't know
3 how to handle it. He stated that we have had this conversation before at the Board level.
4 He stated that when a resident calls the police department about an issue, the police
5 department does not call the resident back and explain what all they did in regard to the
6 issue. He isn't sure why there is that expectation that once a complaint is received, that
7 there is time to follow-up with the resident that made the complaint, instead of focusing
8 on taking action. He stated that sometimes the taking of that action doesn't happen in the
9 same timeframe in which the resident might think that it can take place in. He stated a car
10 that is parked on gravel or on the grass, a ticket should be issued, or a notice given to the
11 resident to move the vehicle. He stated that should happen easily within 24 hours. When
12 it comes to the painting of a house that might be notice, citation, and then take them into
13 the Building Code Court and fine them. That process could easily take 60 days. President
14 Jones stated that for the Code Enforcement Officer to have the additional responsibility
15 of getting back to a resident is a burden that the Board has to be cautious of.

16
17 Trustee Nale stated that the Human Resource Committee had suggested that postcards be
18 sent to the resident that made the complaint to let them know that the matter had been
19 followed up. President Jones stated that everything takes time and money.

20
21 Trustee Ormsby stated that it is a difficult process. She stated that in the matter of cars
22 being parked on gravel, in many instances by the time the Code Enforcement Officer gets
23 there; the car is no longer there. She stated that it is difficult to follow-up with the
24 resident that the car is no longer there and there is no issue. She stated that it is not as
25 black and white as it would seem.

26
27 Trustee Nale stated that she thinks that you owe the residents that option. President Jones
28 stated that it is all a question of timing and priorities. He stated that it is a debatable issue.
29 He doesn't want to take up more time at this meeting to debate it. President Jones stated
30 that in a perfect world he wished that he had a clerk that could support the building
31 department that could do all that. But the Village doesn't have that person.

32
33 Trustee Nale inquired as to whether or not in the future the Village could get a
34 computerized summation of some of the policies that have been broken within the
35 Village. She inquired as to when the rules and regulations have not been followed, would
36 it be possible for the Village to have a record of how many times these people have been
37 notified to comply. President Jones stated that everything takes time and money. He does
38 not feel that is a big priority. He stated that if Trustee Nale believes that it is a priority,
39 then when it comes to the budget process, let's figure out a budget component to that. If
40 Trustee Nale feels that the Village should buy the software for that, then it has to be
41 budgeted for, and if the staff is going to do it, then we have to figure out the cost for the
42 Village to do that. Trustee Nale inquired as to whether or not this could be done with the
43 present software that the Village has. President Jones stated that he did not know offhand.

44
45 President Jones stated that the Village has a Building Commissioner and a Code
46 Enforcement Officer and one assistant to support all that. The assistant's primary

1 responsibility is to register contractors, and process all the paperwork and the checks
2 associated with the Building Permits. The Code Enforcement Officer goes to the lots and
3 does the enforcements. He issues his own letters. He has no administrative support to
4 issue his notice letters. He has to do that himself. He has to do his own follow-up. The
5 Building Commissioner has a broader set of responsibilities. He stated that we could
6 throw hundreds of thousands of dollars at this task. He questions the utility of it,
7 ultimately. In the grand scheme of how the Village is spending the limited resources, he
8 is not sure that it makes any sense. President Jones stated that if Trustee Nale wants to
9 address it, it has to be addressed at Budget time because that is when money gets
10 allocated. Trustee Nale stated that she would turn that over to Trustee Ormsby and she
11 can make the final decision on that. President Jones stated that the Trustees could weigh
12 in on it at Budget time. He stated that all of the Trustees are equal as far as weighing in
13 on any issue. Trustee Nale stated that Trustee Ormsby is the liaison to the building
14 department.

15
16 Administrator Mekarski stated that in regard to complaint escalation, on a weekly basis
17 complaints are always escalated to his desk for intervention, mitigation, or conferences
18 with citizens and the Code Enforcement Officer or the Building Commissioner. He stated
19 that occurs on a regular basis. He stated that if there is something that requires additional
20 attention he can contact Trustee Ormsby and they resolve it.

21
22 **Goals of the Police Department** – Trustee Nale stated that she met with Chief Chudwin
23 to discuss the Goals of the Police Department. She stated that Chief Chudwin
24 recommended that he and Trustee Meyers-Martin meet and write-up a series of Goals for
25 his department.

26
27 **PUBLIC SAFETY:**

28
29 **RedFlex** – Trustee Meyers-Martin stated that she did not have a formal report. She did
30 want to update the Board as she has for many, many weeks as far as the RedFlex Camera
31 at Orchard and Route 30. As she previously reported, it has been in the permitting stage
32 with IDOT. It appears that process is coming to an end. She believes that the Permit will
33 be available for that camera within the week.

34
35 **Public Safety** – Trustee Meyers-Martin stated that she previously reported that Public
36 Safety was going to have their quarterly meeting, which they did not have. They are still
37 trying to schedule that meeting. She hopes to be able to report on that at the next Board
38 Meeting.

39
40 **Customs and Forfeitures** – Trustee Meyers-Martin stated that there have been two new
41 seizures in that program. When they receive the money, then she will report on how
42 much that was.

43
44 **203rd Street Camera Initiative** – Trustee Meyers-Martin stated that Administrator
45 Mekarski is going to report on the antenna situation. Trustee Meyers-Martin stated that
46 she had reported at the last meeting that we were coming to the end of the month and we

1 had to have something in place or we would lose our Grant money. She stated that it
2 appears that we will have information on that also.

3
4 **REPORT OF VILLAGE ADMINISTRATOR:**

5
6 **Follow-Up Report – Shoulder Repair and Curbing Estimate on 207th and Spartan**
7 **Way and Parthenon Way and Spartan Way** – Administrator Mekarski stated that the
8 next item is a follow-up report on the shoulder repair and curbing estimate on 207th and
9 Spartan Way and Parthenon Way and Spartan Way. Administrator Mekarski stated that
10 this was before the Board at the last meeting. It was suggested that the Village speak with
11 Superintendent Blondean Davis from District 162 about this. Dr. Davis is forwarding this
12 to the bus company to see if the bus company and/or their insurance company can pay for
13 the repairs. If there is a dispute by the insurance company, Dr. Davis offered to go 50/50
14 on the cost of the repairs as estimated by Baxter & Woodman. Administrator Mekarski
15 stated that he would provide a follow-up to the Board after he receives a report from the
16 bus company. Trustee Ormsby stated that is wonderful.

17
18 **Report on the Status of the Sewer Rehabilitation Project** – Administrator Mekarski
19 stated that at the last Board Meeting, the Board discussed the Memorandum provided by
20 John Murphey dated June 4th relative to the possibility of setting up a financing fund to
21 assist the residents to be in compliance with the Sewer Code violations that were
22 discovered by the house-to-house inspections. He stated that the Board was provided two
23 reports. One is entitled "Village of Olympia Fields Violations." There is a total cost of
24 \$624,600.00. That is the estimated cost of the sewer repairs that range from \$100.00 to
25 \$5,000.00. Administrator Mekarski stated that the second report is entitled "Village of
26 Olympia Fields Lateral Leaking Within Private Property." The total cost of that is
27 \$1,176,000.00. These are the broken lateral lines that connect the sewer mains to the
28 household. These are the responsibility of the homeowner.

29
30 President Jones would like the Board to discuss making a loan fund available to the
31 residents to address the cost of the violations totaling \$624,600.00. He would like Trustee
32 Pennington and the Finance Committee to review this in terms of the resources that the
33 Village has available, as well as the pros and cons of this. He would like the Finance
34 Committee to make a recommendation to the Board. President Jones would like the
35 Board to take action on this matter, one way or another, by the second meeting in August.
36 If the Board approves the Loan Program in August, the letters will go out to the residents
37 that have the violations. The letters will indicate the availability of the Loan Program and
38 will provide a basic description of the parameters. If the Board does not approve a Loan
39 Program, the letters will go out to the residents that have the violations and inform them
40 that they have up to a year to make the necessary correction.

41
42 President Jones stated that in regard to the laterals, he believes that is much more
43 complex. He stated that even though the laterals are on the property of the homeowner,
44 the homeowner is not equipped to deal with the laterals. The laterals connect into the
45 Village system. He stated that we do not want individual contractors doing this work.
46 President Jones suggested holding off on the laterals for the time being. He would like the

1 individual violations completed, and the Village's work completed on these systems.
2 Then they can measure what the infiltration and inflow is at that point in the systems. He
3 stated that we can determine if the problems with the laterals is significant enough that
4 we need to tackle them, and if so, over what period of time. He does not believe that the
5 residents can handle that expense. He doesn't feel that the residents can handle this
6 effectively. The laterals need to be lined. A qualified contractor is needed in order to do
7 that. The thought of having different contractors lining the pipes is very worrisome to the
8 integrity of the Village's system.

9
10 There being no objection by the Board, the Loan Program issue regarding the
11 \$624,600.00 will be referred to Trustee Pennington and the Finance Committee for their
12 review. They will report back to the Board at the second meeting in August. In the
13 meantime, the Board will think about the lateral issue and it will be up for discussion at
14 the next Board Meeting. He would like additional input from Robinson Engineering by
15 the next Board Meeting as to whether or not the Village can delay the lateral issue, and
16 whether or not it would present any difficulties for the Village if the laterals were
17 delayed. The Village will try to find a funding source for that. The Village will determine
18 whether or not that can be put into another round of Stimulus Dollars. The Village will
19 look into other ways to pay for this so that it is not coming directly out of the pockets of
20 the taxpayers.

21
22 Trustee Meyers-Martin inquired of President Jones as to whether or not a home could be
23 on both lists. President Jones stated that it is possible.

24
25 **Street Lighting at 204th and Kedzie Avenue** – Administrator Mekarski stated that the
26 next item is the follow-up on the street lighting issue that was brought up regarding
27 installing a public streetlight at the corner of 204th and Kedzie Avenue. Administrator
28 Mekarski stated that the Board discussed this matter at the last meeting, and it is up for
29 formal vote this evening.

30
31 **Motion by Trustee Pennington, second by Trustee Gibson to maintain the signage at**
32 **204th and Kedzie Avenue in its current condition.**

33 **Voice Vote: All Ayes (5-0) Motion Carried.**

34
35 **Follow-up – Meeting Date for the Lincoln/Western Corridor Study Special Joint**
36 **Meeting** – Administrator Mekarski stated that the next item is with regard to the Special
37 Meeting for the Lincoln/Western Corridor Study. He stated that some of the key partners
38 in the Lincoln/Western Corridor process were not available for the July 1st meeting date.
39 There was a suggestion to postpone that. The alternate dates are July 8th, July 9th, July
40 14th and July 15th. The meeting would be at 6:30 P.M. or 7:00 P.M. If any Trustees have
41 any conflicts with any of those dates, they should contact Administrator Mekarski and let
42 him know. This is for a joint meeting between the City of Chicago Heights and the
43 Village of Olympia Fields. The purpose of the meeting is for enacting the
44 Lincoln/Western Corridor Plan as an official plan element for both communities. It gives
45 strong policy to this document to help the developers go forward with, hopefully, a retail
46 deal at that key corridor.

1 President Jones stated that there are some planning issues that will have to be brought to
2 the Board's attention sooner rather than later. Approximately a year ago, the Board
3 committed itself to a fast-track planning process for the Lincoln Highway/Western
4 Avenue Corridor Projects. The Board also committed itself to the possibility of making
5 certain incentives available to development in those locations. This includes both the
6 Harold Motors Chrysler site and the Olympia Corners site. Those could be Class "A"
7 status with the County for the purposes of property tax assessment, or the creation of a
8 TIF District. The Board has to think about these things. The appropriate Ordinances have
9 to be passed to put these things in place in order to meet the legal constraints. All of the
10 legal incentives are based upon the lack of development. President Jones stated that there
11 are pretty good opportunities that are being looked at very seriously by developers in this
12 location. If the Board is going to effectively put those things in place and meet the legal
13 constraints of putting them in place, the Board has to do that before the developer moves
14 too much further along in his development process. The developer needs to have that as
15 part of his financing package to put that store or that series of stores in that location. He
16 stated that the Village would begin to accelerate its paperwork on that.

17
18 Administrator Mekarski stated that he is meeting with Teska and BDI tomorrow
19 regarding the processing of the SBA Grant in which \$122,000.00 was received for the
20 communities for the Campaign to Fight Retail Redlining. They are going to also discuss
21 the proposal of creating a TIF District. There are a number of options they can consider.
22 1. Class "A" Business Development District. 2. TIF District. The TIF is the most
23 complicated and the longest process. It can take six to nine months. He spoke with Joe
24 Salamone, the owner of Harold Motors; the consultant cost will be split 50/50 for
25 whatever proposal they come up with. They would attempt to get the other 50% from the
26 current property owner of Olympia Corners. He stated that they couldn't guarantee that
27 because that property owner is in Chapter 11 and has had some difficulty in terms of
28 financing. A TIF operates by calculating the incremental tax assessment between the base
29 taxes that are there now, which are very nominal, and what the future taxes would bring
30 in after development. Administrator Mekarski stated that if the Village can start building
31 up surplus funds once the corridor is developed, the Village will have some liquidity to
32 transfer across the street and help induce facade improvements and to possibly encourage
33 Jewel/Osco to remodel.

34
35 President Jones stated that a workshop would have to be put on for the Board so that the
36 Board has time to absorb the intricacies of these strategies. If BDI and Teska cannot put
37 on a workshop at the first meeting in July, then the Board may have to hold a Special
38 Board Meeting for a workshop in July. He may have someone come out from John
39 Murphey's office to discuss these issues from the legal perspective.

40
41 **Update – Water Tower Painting Application** – Administrator Mekarski stated that in
42 regard to the Water Tower Painting Project, Baxter & Woodman received some bad news
43 from the IEPA. The IEPA is so overwhelmed with applications for ARRA Funds that
44 they won't be able to fund any kind of new projects, facility plan or planning document
45 that was submitted after April 15th. He stated that the Village is in a good position for the
46 Stimulus Funds for the Sewer Project because the Village started that Facility Plan

1 Project before the Stimulus Bill came out. In the water category, the IEPA is
2 overwhelmed with major water line improvements and the painting of the towers is a
3 lower priority project.

4
5 Administrator Mekarski stated that he, and the Village President feel that the Village
6 should continue forward because all of the work has been completed. Next year they may
7 have the zero interest program and the Village would be first in line for that. It would not
8 be the Grant. By bidding on the project, the Village is in a position to continue
9 negotiations with St. James Hospital about selling a portion of the Village's rights to the
10 water towers in exchange for paying our debt service.

11
12 President Jones stated that St. James is considering buying the naming rights to the
13 Village's water towers. He stated that it is something the Village definitely wants to
14 consider. St. James would pay the annual debt service for the cost of doing all the work
15 that needs to be done. The Village has not committed to anything. It has not gone past the
16 conversation stage at this point. St. James is looking for a way to continue their
17 marketing strategy. The Village would like to find a way to pay for \$600,000.00 worth of
18 work that needs to be done on the water towers without using taxpayers' money from
19 Olympia Fields. The Village will move forward with the bidding process. The bids will
20 be brought back before the Board in about 30 days.

21
22 **Hydraulic Modeling Project – Village's Water System** – Administrator Mekarski
23 stated that the Hydraulic Modeling Project was discussed with the Board. This is the
24 Shared Partnership Agreement with the Olympia Fields Country Club to connect the
25 Village's Public Water System through the Country Club, providing a cross connection,
26 equalization of the Village's water pressure, better water quality, and assist in the
27 possibility of opening up a contract for selling Municipal Water to the Country Club. The
28 Country Club has agreed to do a 50/50 shared cost program. The Village Attorney
29 suggested that the contract go through the Village rather than going through the Country
30 Club. The Country Club would then reimburse the Village for 50% of the cost.
31 Administrator Mekarski stated that the Village Attorney has been instructed to do that
32 and it will be presented to the Board at the first meeting in July.

33
34 **Follow-Up Report – Board of Trustees Request as Noted at the May June 8th Board**
35 **Meeting** - Administrator Mekarski stated that there is a response prepared by the Director
36 of Finance in the Board Packet. There are also written responses from Chief Chudwin
37 and John Heaver, Assistant Director of Public Works. The Board did not have any
38 questions in regard to the follow-up reports.

39
40 **Additional Funds** - Administrator Mekarski stated while he was on vacation last week,
41 he did have a series of negotiations with Congressman Jackson's office and Baxter &
42 Woodman. The Village has secured another \$400,000.00 towards the Signalization
43 Project at 203rd Street and Crawford. The project cost is \$1,700,000.00. The Village will
44 receive \$475,000.00 earmarked from the Federal Government. \$475,000.00 earmarked
45 from the State Government, and now another \$400,000.00 from FHA. It is actually a
46 reprogramming from the City of Harvey who found some additional monies through the

1 Stimulus Money to accomplish some of the road objectives. (There was a round of
2 applause for Administrator Mekarski).

3
4 Trustee Ormsby inquired as to how short the Village is on the funds. President Jones
5 stated that we don't know that the Village is short at all. He stated IDOT owns the
6 intersection at Crawford. IDOT believed that the project would cost a Million Dollars.
7 The Village Engineer believes that it is a little bit more than that. President Jones stated
8 that the Village has now secured 1.2 or 1.3 Million Dollars for the project. The Village is
9 in a position to speak to IDOT about advancing this on their list and using some of their
10 Stimulus Dollars to cover the gap.

11
12 Trustee Ormsby inquired as to whether or not IDOT listens to requests. She stated that
13 having the light there would benefit St. James Emergency. President Jones stated that
14 IDOT understands that the improvement needs to be made and they agree that it needs to
15 be made. It was on their list to be done in 2012 or 2013. St. James agreed that they would
16 make some level of contribution towards this. The developer of Tolentine had agreed to
17 make a contribution. President Jones stated that he doesn't know what will happen with
18 Tolentine.

19
20 **REPORT OF VILLAGE PRESIDENT:**

21
22 President Jones stated that he would pass on his report.

23
24 **UNFINISHED BUSINESS:**

25
26 **Citizens Bank** – Trustee Meyers-Martin stated that Citizens Bank was going to move
27 from Flossmoor to Olympia Fields. She was wondering what the status of that was.

28
29 Administrator Mekarski stated that there has been no activity. They completed all of their
30 final engineering and they fine-tuned their engineering documents. They were ready to
31 break ground. When the recession hit, all communication ceased with the Building
32 Commissioner and with Administrator Mekarski's office. Trustee Gibson inquired as to
33 whether or not Citizens Bank owns the property in Olympia Fields. Administrator
34 Mekarski stated that they do own the property. President Jones stated that we just have to
35 be patient.

36
37 **NEW BUSINESS:**

38
39 **Consideration to Cancel the July 27th and August 10th Board of Trustees Meetings**
40 **for Summer Recess –**

41
42 **Motion by Trustee Ormsby, second by Trustee Gibson to cancel the July 27th and**
43 **August 10th Board of Trustee Meetings for Summer Recess.**

44 **Voice Vote: All Ayes (5-0) Motion Carried.**

45

1 **Party in the Park** – Trustee Meyers-Martin stated that she wanted to remind everyone
2 that Party in the Park would be held on Saturday, June 27th at Bicentennial Park from
3 2:00 P.M. to 5:00 P.M. She stated that this is a Park District event. Previously, it was
4 called "The Fall Family Festival."
5

6 **Summer Solstice** – President Jones stated that next year he would like to combine the
7 dollars for the Summer Solstice with the money that is set-aside for the Volunteer
8 Appreciation Reception, and have the Village do their own event at Irons Oaks. He stated
9 that we give Irons Oaks money for the Summer Solstice but no one is going to that event.
10 He believes that the Village should do its own event there.
11

12 **Irons Oaks** – Trustee Ormsby stated that the Beautification Committee is going to reach
13 out to Irons Oaks to see if they can improve their perimeter a little bit. She stated that it is
14 pretty unsightly. It is overgrown and it is not tidy. She stated that re-landscaping was
15 done at the Gateway Sign at Western and Vollmer. It looks great. She stated that it is very
16 tacky across the street at Irons Oaks. Trustee Gibson stated that it always looks like that.
17 She stated that when they spoke with Irons Oaks before they stated that it was a Forest
18 Preserve and that is the way it is suppose to look. Trustee Ormsby stated that they should
19 plant some wildflowers in there. President Jones stated that he would let Trustee Ormsby
20 do battle with the Board of Irons Oaks.
21

22 **RESIGNATIONS AND APPOINTMENTS:**
23

24 President Jones stated that he did not have any Resignations and Appointments.
25

26 **ADJOURNMENT:**
27

28 **Motion by Trustee Pennington, second by Trustee Gibson to adjourn at 9:18 P.M.**

29 **Voice Vote: All Ayes (5-0) Motion Carried.**
30

31 **Respectfully submitted by Faith Stine.**
32
33
34