

1                                   **MINUTES OF THE VILLAGE OF OLYMPIA FIELDS**  
2                                   **REGULAR MEETING OF THE BOARD OF TRUSTEES**  
3                                   **Held on June 25, 2012**  
4

5 The Regular Meeting of the Board of Trustees was held on Monday, June 25, 2012, at the  
6 Linzey D. Jones Municipal Building and was called to order by Administrator  
7 Mekarski/Village Clerk at 7:00 P.M.

8 **Motion by Trustee Gibson, second by Trustee Waite that by the mere fact that**  
9 **Trustee Ormsby is the longest serving Trustee on the Board, that she be considered**  
10 **the President Pro Tem for this evening's meeting.**

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

12  
13 The assembly recited the Pledge of Allegiance. Administrator Mekarski/Village Clerk  
14 called the roll.

15  
16 Present: Trustees – Gibson, Nale and Waite  
17                                   President Pro Tem, Susan Ormsby  
18                                   Village Administrator/Village Clerk, David Mekarski  
19

20 Absent: Village President, Debra Meyers-Martin  
21                                   Trustee Oliver  
22                                   Trustee Pennington  
23

24 Administrator Mekarski/Village Clerk stated that Village President Meyers-Martin and  
25 Trustee Oliver are both absent due to a professional conflict. Trustee Pennington is absent  
26 this evening due to family illness.  
27

28 **MINUTES:**

29  
30 **Motion by Trustee Gibson, second by Trustee Nale to approve the Minutes of June**  
31 **11<sup>th</sup>, 2012, as amended.**

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

33  
34 **BILLS FOR APPROVAL:**

35  
36 President Pro Tem Ormsby stated that she has Bills for Approval totaling \$157,193.66.  
37 She stated that there is a Cover Memo in the Board Packet explaining some of the costs.

38 **Motion by Trustee Gibson, second by Trustee Nale to approve the payment of Bills**  
39 **for June 25<sup>th</sup>, 2012, in the total amount of \$157,193.66.**

40 **Roll Call:                   Ayes (3-0)                                   Motion Carried.**

41  
42 **COMMUNICATIONS AND PETITIONS:**

43  
44 President Pro Tem Ormsby opened up Communications and Petitions at 7:02 P.M.  
45

1 **Update on the Respond Now 5K Run** – Mr. Carl Wolf, Executive Director of Respond  
2 Now thanked the Board of Trustees and the citizens of the Village for their great support  
3 of their Inaugural Southland 5K Run/ 1 Mile Walk which was held on June 9<sup>th</sup>. He  
4 brought a letter of thanks for all of the Trustees. He stated that it was a wonderful event.  
5 Once they get to their final tally, they will come close to having raised \$15,000.00. They  
6 had 150-runners some coming from as far as Oak Park. The runners that knew the routes  
7 stated that the route itself was beautiful. They liked running through the Arcadia  
8 neighborhood.

9  
10 Mr. Wolf stated that he would be interested to hear now or through an e-mail, if there are  
11 any suggestions or complaints from the residents. They had a couple of parking issues  
12 that they are going to work on for next year. They are going to talk to the church that is  
13 between Bicentennial Park and the Metra Station to see if they can use their parking lot.  
14 They identified some minor things that they want to fix. He stated that other than that, it  
15 was just a great, great day. Mr. Wolf stated that hopefully we will be allowed to do it  
16 again next year. He stated that it is a great event.

17  
18 President Pro Tem Ormsby stated that we were excited to have you here. She stated that  
19 we are anxious to hear your feedback from the runners as to whether or not they have any  
20 suggestions on how we can improve the event. She stated that we are hoping this will  
21 become an Annual Event. She stated that it is good to hear that there weren't very many  
22 snafus because it was kind of a quick turnaround. She stated that we are very happy to  
23 have you in our Village.

24  
25 Mr. Wolf stated that some of the feedback they received from the runners was to mark  
26 the route a little bit better. He stated that next year will be even smoother.

27  
28 President Pro Tem Ormsby inquired of Mr. Wolf when they pick the date for the event  
29 for next year. Mr. Wolf stated that this is the first time that they have gotten to pick  
30 another date. He believes that they will do it by August. President Pro Tem Ormsby  
31 stated that would be good because then the Village can get it on its calendar.

32  
33 Administrator Mekarski stated that relative to the 203<sup>rd</sup> Street Metra Lot, the Village is in  
34 control and management of that lot. He stated that if Respond Now needs the lot for any  
35 weekend activity, barring any major conflict in the City of Chicago, the Village has a  
36 Reciprocal Agreement with Metra to notify them. The Village would ask for an  
37 additional Indemnification Agreement and some supervision, but that would be free of  
38 charge for the non-profit event.

39  
40 Mr. Wolf stated that one person he would like to mention in particular is Commander  
41 Frey. Commander Frey worked with Amy Weber our Development Director and she  
42 really appreciated his help. He was topnotch. He not only called upon some of the  
43 officers from the Village of Olympia Fields, but he even brought in officers and  
44 volunteers from the other police departments in the area, one of which was Homewood.  
45 Mr. Wolf stated that Commander Frey is a wonderful, wonderful person to work with. He  
46 stated kudos to him.

1 President Pro Tem Ormsby thanked Mr. Wolf for his comments. She stated that we will  
2 make sure that Commander Frey hears those good words. They are always nice to hear.  
3 She stated that Trustee Gibson is the liaison to the Police Department, and Trustee  
4 Gibson will have that conversation with Commander Frey. Trustee Gibson stated that she  
5 will speak with Commander Frey.  
6

7 **Water Consumption/Minimum Billing** - Mr. Mel Schneider stated that he has resided  
8 at 666 Birch Lane for the last 50-years. He has to preface his remarks with some history  
9 of the Village because it has led into the situation that he is confronted with right at the  
10 moment. His days of service go back to when Bob Fields was President. There was a  
11 committee in existence at that time called the "Business Committee." The Committee  
12 consisted of Mel Schneider, Ike Goldstein and Bill Ryza. They were concerned with  
13 matters that were being brought to the Village that had to do with business relationships.  
14 At that time, the Village was run by part-time people and the business people were  
15 having a difficult time doing business. Mr. Schneider and Mr. Ryza decided that the best  
16 way to confront the issue with some answers was to attend Board Meetings. Between the  
17 two of them they covered the Board Meetings for the next two-years. The solution was  
18 for the two of them to run for Village Trustee. Mr. Ryza wanted both of them to run. Mr.  
19 Schneider stated that Mr. Ryza should run and that Mr. Schneider would do whatever  
20 legwork needed to be done. They got into the Ordinances that were necessary to hire the  
21 Administrator. That was a four-year project and Mr. Schneider did all of the legwork on  
22 that for Mr. Ryza. Mr. Schneider still has the names of the committee that helped to get  
23 Mr. Ryza elected. Mr. Ryza was the only one that wasn't an incumbent. The only person  
24 that did better in votes was Anita Healey. She decided to run for Trustee after being  
25 Village President. She outvoted Mr. Ryza by four-votes.  
26

27 Mr. Schneider stated that he and Mr. Ryza were neighbors in Park Forest. He knew Mr.  
28 Ryza's character and his capabilities. He stated that Mr. Ryza read every line of every  
29 Ordinance, and because of his legal background he always had some significant  
30 comments to make. He made a big change in the way that the Board operated.  
31

32 Mr. Schneider spoke with Administrator Mekarski and former Village President Jones  
33 about energy improvements in the Village. The Village was one of the only Village's that  
34 wasn't doing anything about it. The Village was on the cutting edge of everything else  
35 except energy. At that time it was a big issue nationally. The conclusion was that Mr.  
36 Schneider would retrofit his house to become a demonstration for the Village. The  
37 unfortunate matter was his wife was diagnosed with having vascular dementia. After a  
38 while he was able to go ahead with the project. He was intending the project to be a  
39 Village accomplishment. It has turned out to be a big benefit for him. He is living on a  
40 fixed income, and had he not gone ahead with the project it would be difficult for him to  
41 meet expenses. Mr. Schneider retrofitted an older house. Last month his gas bill was  
42 \$3.51. His electric bill was \$29.55. He has 4,000 feet on the roof and 3300 is living  
43 space. He stated that there is a significant thing that homeowners can do to support the  
44 national effort but we are not doing anything.  
45

1 Mr. Schneider stated that in his effort to reduce water consumption, he was very  
2 successful to the point where he uses a lot less than what minimum billing is. Minimum  
3 billing makes him pay for water that he is not using. He is asking the Board to consider  
4 the possibility of redefining the accounting. That is all that has to be done. He stated that  
5 the Village may have to change their software as to how they do their accounting. He  
6 stated that the gas company, the electric company, and the telephone company are all  
7 billing based on consumption. He believes that the Village should be doing the same. He  
8 is asking the Board to reconsider the way that the Village is doing it. He realizes that it is  
9 not a high priority, but it should not take an awful lot of effort. Mr. Schneider offered his  
10 services to do any legwork that is necessary to bring it about.

11  
12 Administrator Mekarski stated that he believes that probably redefining it is in order. The  
13 Board is facing some taunting Capital Improvement Strategies for the Village's entire  
14 infrastructure. He stated that for water, that includes the necessity for the Village to raise  
15 the rates for water for the Oak Lawn System should the Board make a decision to go  
16 forward with the Capital Improvement Strategy, and/or look at other water system  
17 alternatives which the Board is evaluating. He stated that in the Original Village the  
18 infrastructure, the water lines are approaching 100-years of age. Water lines generally  
19 have a life span of about 100-years. The minimum billing in part goes towards helping  
20 build that Capital Improvement Fund. He stated that for someone who is taking minimal  
21 water, they are being charged a little bit in excess of their consumption.

22  
23 Administrator Mekarski stated that he and Mr. Theobald discussed this back in 2006 or  
24 2007, when they began the 2030 Plan. Many communities don't specifically have  
25 minimal billing, but they have the water rate as charged from the City of Chicago with  
26 the add-ons from the Village of Oak Lawn or their subordinate water distributor. And  
27 then they define a Capital Improvement Fund. He stated that might be something that the  
28 Village will evolve to. He stated that if the Village works towards an alternate water  
29 system, whether it is with Oak Lawn or a separate system, there is a great need to provide  
30 redundancy and reliability. He stated that right now there is a single, 24-inch line going  
31 down Cicero Avenue. He stated about two-years ago in the winter that line broke. It  
32 broke at the bank of the creek. Fortunately, it was able to be connected back on within  
33 two and a half days. He stated that we had water supply in the Village for three-days. The  
34 engineers stated that if the water line broke underneath the creek bed, they would have  
35 had to build cofferdams, excavate underneath the creek, and it would have taken possibly  
36 a week and a half or two-weeks for construction. That would have put the Village in a  
37 real crisis for fire flows and other activities. One of the things that the Board is discussing  
38 right now is a redundant supply or a loop if you will, with Oak Lawn. The cost is  
39 \$25,000,000.00 to be split with Matteson, County Club Hills and Olympia Fields, and/or  
40 an Alternate Cross Connection Study with an alternate water supply. He believes that Mr.  
41 Schneider is right that we can redefine it. Administrator Mekarski will be working with  
42 the Village Treasurer's Office and with the Public Works Liaison to look at a lot of these  
43 issues. He stated that more than likely, this Board will have to consider and deliberate on  
44 a capital improvement element on the water bill. It can be rolled into rates, but it can  
45 show what you are paying for water and what you are paying for capital improvements. It  
46 is more transparent.

1 Mr. Schneider stated that Administrator Mekarski asked him to see how many families  
2 are involved. He spoke with Mary Ann. The bookkeeping is such that all they do is  
3 alternate months of billing and there is no way to tell. Her estimate was that there may be  
4 100-families. Mr. Schneider stated that he has been a volunteer for a good number of  
5 years. He has been on the Public Safety Committee since Mr. Ryza was assigned as the  
6 liaison for that Committee. He has never seen any attitude on the part of the Board that  
7 wasn't conscious of a resident. In his opinion, there has never been a situation in all the  
8 years that he has been serving as a volunteer that we have ever confronted the resident to  
9 pay a premium for the services that are being provided. He stated that we always tried to  
10 be on the cutting edge.

11  
12 President Pro Tem Ormsby thanked Mr. Schneider for coming forward with this. She  
13 appreciates all that Mr. Schneider has done for the Village. She stated that everybody on  
14 the Board was a huge fan of Bill Ryza. She is grateful to Mr. Schneider for his part in  
15 getting Mr. Ryza elected. She stated that she misses Mr. Ryza to this day. President Pro  
16 Tem Ormsby suggested that Mr. Schneider meet with Administrator Mekarski.

17  
18 Administrator Mekarski stated that is an excellent idea because he will be working with  
19 Don Theobald and Trustee Waite as the Liaison to the Public Works Department on some  
20 of these issues about the alternative water supply. He stated that Trustee Waite, Trustee  
21 Pennington and Village President Meyers-Martin have had numerous meetings. Mr.  
22 Theobald is looking at the numbers right now. He stated that they will be coming back to  
23 the Board with a Cost Benefit Analysis and they will probably come back with some  
24 recommendations on billing. President Pro Tem Ormsby stated that she appreciates Mr.  
25 Schneider's service to the Village and she thanked him for coming in this evening.

26  
27 Trustee Waite stated that he would be happy to work with Mr. Schneider in establishing  
28 some kind of a plan to bring back to the Board for approval. He believes that what Mr.  
29 Schneider is suggesting has a lot of merit. He has built a substantial file as a result of the  
30 lengthy telephone conversations he has had with Mr. Schneider.

31  
32 Mr. Schneider stated that the unfortunate part is that nothing has moved forward. He  
33 stated that the comments by Administrator Mekarski is the first positive information he  
34 has heard that someone will be concerned. He just wants someone to understand the  
35 problem that exists. He is not asking for a change.

36  
37 President Pro Tem Ormsby stated that she will work with Administrator Mekarski. She  
38 appreciates Trustee Waite volunteering to look at this. She stated that it is an interesting  
39 concept. She thanked Mr. Schneider for coming forward.

40  
41 **Standing Water on Easement at Fairfield** – Mrs. Willett Hudson stated that she resides  
42 at 20340 Fairfield. About two-months ago she had Chip from Public Works come out and  
43 look at water that is standing on the easement on the side of her house on Fairfield. Chip  
44 informed her that he needed to check and see what he was going to do. He didn't know  
45 how that hole got there. He was very puzzled about it. Mrs. Hudson stated that she  
46 doesn't know how to correct it. She thought that Chip was going to get back to her about



1 these balances. He stated that all of these balances are either protected by Federal Deposit  
2 Insurance or the extended rules that are out there that were just extended another two-  
3 years that allows for F.I.D. Insurance by an unlimited status because these are non-  
4 interest bearing accounts. The total balance should be reported in the audit as fully  
5 collateralized.

6  
7 Mr. Theobald stated that he wasn't sure if the Board was provided with a separate,  
8 one-sheet summary of the Budget Actual. Trustee Pennington spoke of this balance at the  
9 last meeting. Mr. Theobald provided the Board with an overview that they have been  
10 preparing on a quarterly basis that gives a snapshot of where the Village stands. At the  
11 end of the April 30<sup>th</sup>, 2012, Fiscal Year period, it presents the key funds, General, Water,  
12 and Sewer. He stated that it presents the financial results which are being audited by our  
13 external auditors this week. The General Fund shows revenue less expenditures of a  
14 negative \$278,516.00. That balance is the result of several revenue items falling slightly  
15 short of the anticipated levels, as well as the expenditures being fairly much in line with  
16 Budget. The Water Fund shows a surplus of about \$665,000.00. There is approximately  
17 \$600,000.00 in Bond Proceeds that make up that balance that have not been spent on the  
18 Capital Project. He stated, basically, that came in at break-even. The results of the Sewer  
19 Fund show a negative \$238,951.00. Basically, that is because there are \$250,000.00 of  
20 the Sewer Project being reflected in expenses, which during the course of the audit those  
21 will be capitalized.

22  
23 Mr. Theobald stated that just as an overview, all of the Village's departments are listed in  
24 the General Fund starting with Administration, Clerks, and Collector and so on. Each of  
25 those in the second to the last column shows the comparison to Budget for the Fiscal  
26 Year. The Police Department shows a nearly break-even in comparison to the Budget. It  
27 shows a slight over expenditure of \$11,470.00. In total the General Fund shows  
28 \$508,774.00. That is just in the total line item that the expenditures were less than the  
29 Budget. He stated that this is the report that we track on a quarterly basis throughout the  
30 year.

31  
32 President Pro Tem Ormsby inquired of Mr. Theobald with regard to the \$278,516.00  
33 shortfall, what are the revenues that we are not realizing at this point.

34  
35 Mr. Theobald stated that there are approximately 12 line items that represent revenues  
36 that come up short of the Budget. Those total approximately \$767,000.00. There were  
37 about eight line items that the revenue showed a surplus over the Budget. He stated that  
38 those total up to about \$205,000.00. The net is about 567. That shortfall is comprised of  
39 Sales Taxes, approximately \$80,000.00 short. State Income Taxes, approximately  
40 \$75,000.00 short of the Budget and Real Estate Taxes, approximately \$100,000.00 short  
41 of the Budget. He stated that he could provide the Board with the listing. President Pro  
42 Tem Ormsby stated that she believes that is important.

43  
44 Mr. Theobald stated that coming down from the highest to the smallest, there were some  
45 RedFlex fees that were coming up short, about \$36,000.00 of what was anticipated. He  
46 stated that there was \$63,000.00 in Utility Tax Revenues that were not realized. There

1 were Grants of \$200,000.00. He stated that is usually not a significant issue because that  
2 is just the timing.

3  
4 Mr. Theobald stated that on the positive side, Impounds were \$57,000.00 higher than  
5 anticipated. Police Services, Wireless Fees, Development Agreements, all of those were  
6 each approximately \$20,000.00. Local Sales Tax was about \$13,000.00 to the positive.

7  
8 President Pro Tem Ormsby stated that she is sure that everyone realizes that the shortfall  
9 in the Sales Taxes is from the loss of our dealerships and Jewel-Osco. President Pro Tem  
10 Ormsby thanked Mr. Theobald for his report.

11  
12 **BUILDING:**

13  
14 **Old Village Hall Renovation Completion** – President Pro Tem Ormsby stated that the  
15 Old Village Hall renovations are 99.9% complete. It has been repainted. The ceiling has  
16 been replaced. She stated that lighting has been installed. They are going to replace the  
17 window treatments. She stated that the Old Village Hall is looking spectacular. The goal  
18 of the Board was to make the Old Village Hall a great meeting place for the Homeowners  
19 Associations. She stated that we have accomplished that. The Board feels that it is a little  
20 jewel in our Village and that it should be utilized by the people that live in the Village. It  
21 didn't take a lot of money to give it a big facelift. It looks very, very nice. It is very clean  
22 and very inviting.

23  
24 President Pro Tem Ormsby stated that she, along with Administrator Mekarski, John  
25 McDonnell and Cindy Saenz viewed the carpet last week. They are going to purchase  
26 banners that represent each Homeowners Association. Those will be hung in the main  
27 Board Room. She stated that building is very special to all of us who served on the Board  
28 when that building was our home.

29  
30 Trustee Gibson inquired of President Pro Tem Ormsby whether or not we are going to get  
31 new furniture in there. President Pro Tem Ormsby stated that we are running a little short  
32 on our finances. They are going to purchase some new tables. She stated that hopefully  
33 with this year's golf outing if everybody attends, we will be able to get some new chairs.  
34 The lighting came in a little higher than what they had anticipated. They want to purchase  
35 chairs that will be comfortable for people to sit in. They will take a look at it when they  
36 get a better number for it.

37  
38 **Site Plan Approval of Family Dollar on Lincoln Highway** – President Pro Tem  
39 Ormsby stated that the next item is the Site Plan approval for the Family Dollar on  
40 Lincoln Highway. Mr. McDonnell will speak to that. President Pro Tem Ormsby stated  
41 that Family Dollar is coming to Lincoln Highway in the existing Blockbuster Building  
42 that is vacant. That empty building will have a new tenant. She stated that we are happy  
43 to have them here. The Village put a lot of parameters for them to be in that building.  
44 They were very cooperative.

1 Mr. McDonnell stated that the Development Review Committee is a new committee to  
2 the Village of Olympia Fields. The Board of Trustees just passed that Ordinance to make  
3 that committee. The committee has reviewed the submittals for the proposed Family  
4 Dollar Store at 2441 Lincoln Highway in Olympia Fields. The Development Review  
5 Committee believes that the Family Dollar is a good fit for this location. The Committee  
6 has worked extensively with the Family Dollar people to make it a much better looking  
7 Family Dollar than you will see in other communities. The plans are consistent with the  
8 Village's Development Review Committee's regulations under Ordinance 2011-15 and  
9 with the Village's Architectural and Landscape Design Guidelines. He stated that what  
10 we are asking from the Board tonight is to go ahead and vote unanimously on the  
11 proposed Family Dollar Store Site Plan Review.

12 **Motion by Trustee Gibson, second by Trustee Nale to waive First Reading and**  
13 **accept and approve Site Plans submitted by Warren Johnson Architects, Inc. for**  
14 **Family Dollar located at 2441 Lincoln Highway, submittal date June 1<sup>st</sup>, 2012, Plans**  
15 **labeled as FDC-4250, Sheet #D-2, Monument Sign rendering, dated June 1<sup>st</sup>, 2012,**  
16 **Sheet #L1.0, dated May 31<sup>st</sup>, 2012, Sheet #AS-1, dated May 1<sup>st</sup>, 2012, and Sheet #A-**  
17 **6, dated June 1<sup>st</sup>, 2012; conditioned on the following:**

18  
19 **1. Site Plan dated 5/1/2012, to include:**

- 20  
21 **a. Repair of pavement as needed and re-striping of parking lot.**  
22 **b. The addition of several landscape islands within the parking lot to enhance**  
23 **appearance and improve circulation.**  
24 **c. Replacement of the retaining wall along the east side of the site with a stone**  
25 **block wall (material and construction details to be approved by the Building**  
26 **Commissioner).**  
27 **d. Repair and repainting of existing lighting. Photometric plans shall be**  
28 **provided to the Building Commissioner for his approval prior to the repair**  
29 **work.**  
30 **e. Screening of the dumpster area at the rear of the property with a masonry**  
31 **wall and gate.**

32  
33 **2. Exterior Elevations dated 6/1/2012, to include:**

- 34  
35 **a. Creation of a tower element at the main store entrance.**  
36 **b. Addition of awnings on the south and east elevations with gooseneck lighting**  
37 **for awnings adjacent to the tower element.**  
38 **c. Painting of the entire building, including two tones per plan to provide some**  
39 **visual relief to the existing facade.**  
40 **d. Construction of a new monument sign featuring a block base and a column**  
41 **similar with down lighting, including the installation of a Village of Olympia**  
42 **Fields gateway element (similar to CVS).**

43  
44 **3. Landscape Plan dated 5/31/2012 by Heller & Associates, LLC, to include:**

- 45  
46 **a. Planting of ornamental grasses and knock-out roses in parking lot islands.**



1 stated that she and Trustee Gibson request that when someone new comes into the  
2 Village, that they put “Village of Olympia Fields” on their signage. It just establishes that  
3 they are in our Village. We think it is important. Family Dollar questioned it, but they  
4 complied. She stated that we are grateful for that.

5  
6 Administrator Mekarski stated that he wanted to acknowledge something for the  
7 audience. He stated that it is a compliment to the Board. He stated that about a year ago,  
8 our Ordinance for Highway Commercial Uses gave developers a use by right. He stated  
9 that the initial submittal by Family Dollar was just going to place some paint on the  
10 existing Blockbuster Building. Administrator Mekarski stated that this will be an example  
11 of a higher caliber Family Dollar in the region around the Village.

12  
13 Trustee Waite stated that it has to be one of the best Family Dollar locations he has ever  
14 seen in terms of the amount of traffic they are going to get and visibility. Trustee Waite  
15 stated that they are very good at what they do. President Pro Tem Ormsby agreed with  
16 Trustee Waite’s comments.

17  
18 Administrator Mekarski stated that the Family Dollar team responded to the Village’s  
19 Development Review Committee’s every request from signage, to canopy, to lighting,  
20 and to landscape improvements. He stated that from hearing the Motion you know the  
21 kind of due diligence that was involved in this process. He stated that it wasn’t delivering  
22 something that the developer wanted, but something that we thought fits the character of  
23 the community.

24  
25 Trustee Waite stated that less than a half a mile away there is a Dollar Tree Store if you  
26 can find it. President Pro Tem Ormsby stated that this will be very visible and the signage  
27 is going to be great. She thanked the Family Dollar Store for coming to the Village.

28  
29 **Update on the Removal of the Ash Trees** – President Pro Tem Ormsby stated that this  
30 is not on the Agenda. She stated that she wanted to give the Board an update. There is a  
31 Memorandum in the Board Packet from Joe Alexa regarding the removal of the Ash  
32 Trees. So far 55 Ash Trees have been removed at a total cost to the Village of  
33 \$25,000.00. She stated that the Ash Tree removal is very, very burdensome to the Village  
34 and we are moving as quickly as we can. Wysteria has had the biggest burden with  
35 90-trees that have to be removed. She stated that the cost is extensive. The Village can’t  
36 get ahead of it because the Ash Trees keep dying. She will be bringing the Board updates  
37 every month so that it can see where the Village is going with the Ash Trees.

38  
39 Trustee Waite stated that he has several Ash Trees on his property. He had two of them  
40 inoculated a year and a half ago. He stated that those two are very robust and the others  
41 seem to be dying.

42  
43 President Pro Tem Ormsby stated that we should have a conversation about what they  
44 were inoculated with. The Arborists that the Village is speaking with say that they are not  
45 having great success. She stated that Trustee Waite might have the magic potion so we  
46 should try it on a few of our spots.

1 **PLANNING:**

2  
3 There was no report in Trustee Oliver’s absence.

4  
5 **PUBLIC WORKS:**

6  
7 **East Water Tower** – Trustee Waite stated that about a week ago the east water tower  
8 was back in service.

9  
10 **Boom Truck** – Trustee Waite stated that the Village purchased the Boom Truck for  
11 approximately \$50,000.00. During the last several months the Village has used the Boom  
12 Truck for about 40-hours. It would have cost the Village about \$10,000.00 for that usage,  
13 but that is only for seven-months. He stated that if you extrapolate that out into a full year  
14 that would be a 30.8% return on our investment. He stated that it is working out well and  
15 he believes that we can do better.

16  
17 **HUMAN RESOURCES:**

18  
19 **Request by the Human Resource Committee to Initiate the Updating of the Village’s**  
20 **Personnel Manual** – Trustee Nale stated that at the last meeting of the Human Resource  
21 Committee they completed the review of the Personnel Manual. She stated that on some  
22 of the finer issues, she was wondering whether or not legal counsel would be able to  
23 advise them on some of the particulars that they found. Trustee Nale suggested that  
24 perhaps she could meet with either Village President Meyers-Martin or Administrator  
25 Mekarski on the finer points.

26  
27 Administrator Mekarski stated that he would be happy to do that. He encourages it  
28 because there have been some changes in statutory law, both Federal and State that  
29 affects the Personnel Manual. Administrator Mekarski will let Trustee Nale know when  
30 the Village Attorney will be coming to Village Hall so that they can have a meeting.

31  
32 Trustee Nale stated that as far as the Personnel Manual is concerned, she would like to  
33 have a nicer cover for it. She stated that it doesn’t have to be expensive. Trustee Nale  
34 would like to speak with Naomi to see if she could come up with a cover for it so that it  
35 looks a little bit neater and presentable to all of the personnel. She stated that after we go  
36 through the whole process of reviewing it and correcting it, she would like have it  
37 presented to all of the employees so that they are updated as to everything that has been  
38 done. Administrator Mekarski stated that is excellent. We will work on that right away.

39  
40 Trustee Nale stated that the next meeting of the Human Resource Committee will be in  
41 September.

42  
43 **Executive Safety Committee** – Trustee Nale stated that Cindy Saenz, Director of  
44 Finance sent her three additional policies that were developed by Brian Markendorf.  
45 There are a total of six-policies. Trustee Nale stated that they would like to present the

1 six-policies to the Executive Safety Committee when it meets in September and get their  
2 input. She stated that after we get their input, and if any revisions are made, then it can be  
3 presented to the Board for final approval. Administrator Mekarski stated excellent.  
4

5 **Safety Programs** – Trustee Nale stated that she did receive a list of Safety Programs  
6 from the different departments as far as what they have scheduled for this year. She  
7 hasn't heard anything from Administration yet. She is going to send Cindy Saenz a  
8 reminder that it is on hold.  
9

10 **PUBLIC SAFETY:**

11  
12 **Response to Concern of Mr. Max Geldean** – Trustee Gibson stated that at the last  
13 Board Meeting Mr. Geldean had requested that the police department look at the  
14 speeding in his subdivision, which is Suburban Woods. One of the officers did do some  
15 studies on that particular area. The complaint was not made by Mr. Geldean. It was made  
16 by another resident in Suburban Woods. Corporal Dean met with Mr. Geldean and  
17 advised him that he had not actually seen any speeding vehicles. Mr. Geldean couldn't  
18 say what time of day the other gentleman had seen vehicles speeding. The officer ran  
19 radar on both Greenwood and Thornwood at various times of the night and day. The  
20 officer observed very little traffic in the area that was reported. At that particular time the  
21 average speed was between 13 and 17 miles per hour. The police are going to continue  
22 watching that so that we can solve the problem, if it is possible, at least to the resident's  
23 satisfaction.  
24

25 President Pro Tem Ormsby inquired of Trustee Gibson that since the officers are in that  
26 area if they could monitor 207<sup>th</sup> a little bit. Trustee Gibson stated that she would mention  
27 that. President Pro Tem Ormsby stated that is her walking path and they do speed there.  
28

29 **Cooling Centers** – Trustee Gibson stated that they received a report from the Director of  
30 Communications for Cook County to indicate to residents where there are Cooling  
31 Centers, knowing that very soon we are going to be approaching the 100 degree weather,  
32 particularly this week and maybe next week. There are about 50 Cooling Centers in the  
33 area in the different townships. Trustee Gibson stated that if you know of anyone who is  
34 in need of a Cooling Center, in this area there is one in Bloom Township and Rich  
35 Township. She stated that most of Olympia Fields is in Rich Township, but part of the  
36 Village is in Bloom Township. The Rich Township Office is on Governors Highway. The  
37 Bloom Township Office is on Halsted in Chicago Heights. She stated that if you have  
38 neighbors that are in need, or if you see that they need a wellness check during these  
39 times when the weather is very, very hot, inform them of where they can get help.  
40

41 **Red Light Camera Intersection Accident Statistics** – Trustee Gibson stated that she  
42 wasn't sure whether or not everyone on the Board received the Red Light Camera  
43 Intersection Accident Statistics. The information is going to be put on the website for  
44 2006 to 2011. She stated that we have two corners in Olympia Fields. She stated that both  
45 sides of the street do not belong to the Village. Trustee Gibson stated that it indicates how  
46 many accidents have been at the corner of Lincoln Highway and Crawford Avenue, and

1 where Governors Highway and Crawford Avenue come together, and how many were on  
2 the Olympia Fields side. Trustee Gibson stated that in 2006, and that was right after that  
3 particular light was installed, there were 55-accidents, but only 30 on the Olympia Fields  
4 side.

5  
6 President Pro Tem Ormsby stated that in Mr. Theobald's report he indicated that the  
7 RedFlex revenue is decreasing. She stated that we will probably have to take a look at  
8 that.

9  
10 Trustee Gibson stated that one of the reasons it is decreasing is they are going to take out  
11 the red light at Route 30 and Orchard. She doesn't believe that the red light at that  
12 location is functioning right now.

13  
14 **Happy 60<sup>th</sup> Birthday to Chief Chudwin** – Administrator Mekarski stated that Chief  
15 Chudwin is celebrating his 60<sup>th</sup> Birthday tomorrow. He stated that if anyone wants to  
16 wish him an e-mail birthday wish I am sure that he will appreciate it. He is going to be  
17 spending the day with his family.

18  
19 **REPORT OF VILLAGE ADMINISTRATOR:**

20  
21 **Amendments to the Memorandum of Understanding between the Village of**  
22 **Olympia Fields and Walgreen Co. – Liquor License for Store #07411 (Vollmer) and**  
23 **#03651 (Governors Highway)** – Administrator Mekarski stated that he has one item this  
24 evening on the Agenda. It is for Amendments to the Memorandum of Understanding  
25 between the Village of Olympia Fields and Walgreens Co. This is for their Liquor  
26 License for both their Vollmer Store and their Governors Highway Store. He stated that  
27 this is another first and it reflects on the due diligence of the Board. He stated that Liquor  
28 Licenses are a matter of privilege. Walgreens is going through an evolution. They had a  
29 policy for years not to sell any kind of alcoholic beverages. They recently approached the  
30 Board for a Beer and Wine License. He stated that with the competition and the  
31 recession, corporately they are adding a full Liquor License in all of their stores. The  
32 Board took the opportunity to negotiate seven-items, reaffirming some things that the  
33 Board had mentioned in the original Redevelopment Plan, as well as adding some more  
34 to keep up with the appearance and standards of the Village. In the Board Packet is the  
35 final copy, as well as the copy with the changes to be made from the original  
36 Memorandum of Understanding.

37  
38 Administrator Mekarski stated that the Village's Development Review Committee  
39 consisting of himself, President Pro Tem Ormsby, John McDonnell our Building  
40 Commissioner, and Reginald Ford our Code Enforcement Officer, and our Public Safety  
41 Officer, talked to Walgreens about litter control, trash and debris on their store property  
42 and around their property. One of the things that the Building Commissioner and the  
43 Code Enforcement Officer identified were trash receptacles that cause a vacuum or  
44 suction allowing trash and debris to be strewn about on Governors Highway, Kedzie  
45 Avenue and Vollmer Road. Walgreens voluntarily agreed to change their trash  
46 receptacles and fix some trash enclosures. They will be picking up their grounds on a

1 daily basis and coordinating with John McDonnell's department to insure that is done on  
2 a regular basis.

3  
4 Administrator Mekarski stated that the Beautification Committee is always looking to  
5 enhance and beautify our area. There were some Oak Trees that were planted behind the  
6 Vollmer Store to create a buffer by the detention basin. Those were never maintained and  
7 they died. They have been dead for a number of years. He stated that we were successful  
8 in getting the four dead trees removed. In the fall, Walgreens will be working with the  
9 Beautification Committee to replace those.

10  
11 Administrator Mekarski stated regarding Public Service Announcements, for anybody  
12 that has a non-profit, and/or any of our Boards and Commission Members that need to get  
13 notice out on a Public Hearing, or a special vote or Referendum, we have the ability to  
14 put Public Service Announcements on the Electronic Media Board on a limited basis so  
15 as not to interfere with their business activity, but it is to provide community  
16 announcements on their Vollmer Electronic Media Sign and on their Governors Highway  
17 Electronic Media Sign.

18  
19 Administrator Mekarski stated that regarding landscaping, President Pro Tem Ormsby  
20 and the Beautification Committee recommended some enhancement of the landscaping  
21 along the signage at the Vollmer Store. They will be communicating with the Building  
22 Commissioner and the Beautification Committee in the fall to take care of that.

23  
24 Administrator Mekarski stated that relative to an Alarm System, they have already  
25 transferred over their fire and EMS Numbers from SouthCom to Chicago Heights,  
26 upgrading to a radio connection rather than a hardwire.

27  
28 Administrator Mekarski stated that for security evaluations we are going to be conducting  
29 yearly a Village and Police Department Security Evaluation to adjust cameras, upgrade  
30 cameras, check on security on the aisles, and making sure that our establishments are safe  
31 for not only their employees but their customers. He stated that this was before the Board  
32 previously. It took a number of months for Walgreens to filter it through their legal  
33 division and their corporate channels. Walgreens is in agreement with all of the changes.

34  
35 President Pro Tem Ormsby stated that Walgreens had a full contingent at the meeting.  
36 They took it very seriously. They had their Facilitator, their Regional Representative and  
37 their Store Manager. She believes that it is important that Walgreens stays as pristine as  
38 everything else that we expect in this Village. She believes that the Vollmer/Kedzie Store  
39 has been lacking in that pristineness. It is important to her that when you walk into that  
40 door that you feel it is very clean. She stated that we addressed that. The facilitator will  
41 work with the Village, and she is aware of the Village's standards. President Pro Tem  
42 Ormsby stated that it was a very good meeting. She believes that it is important that we  
43 shop those stores. They provide needed Sales Tax revenue for the Village. She stated that  
44 people are not going to enter that store unless they feel very safe, and it is very clean and  
45 inviting. She believes that the Village accomplished its goal.

1 **Motion by Trustee Waite, second by Trustee Nale to authorize the Village President**  
2 **to enter into an Amended Memorandum of Understanding (as attached) between**  
3 **the Village of Olympia Fields and Walgreens Co. – Liquor License for store #07411**  
4 **(Vollmer) and #03651 (Governors Highway); as condition of the B-1 Liquor License.**  
5

6 Trustee Gibson inquired of President Pro Tem Ormsby whether or not in the  
7 conversations with all of those people from Walgreens, if it was ever mentioned how  
8 deleterious their pharmacy people are.  
9

10 President Pro Tem Ormsby stated no, and that was probably a missed opportunity.  
11 Trustee Gibson stated that their pharmacy people are not very customer friendly.  
12 President Pro Tem Ormsby agreed with Trustee Gibson’s comment. President Pro Tem  
13 Ormsby stated that they were very emphatic about the Village reaching out to them. She  
14 thought that perhaps there should be another meeting about that because it is an issue.  
15 She stated that she was at Walgreens today and that is a problem. They are not customer  
16 friendly.  
17

18 Trustee Gibson stated that they tell you that they can’t get it so go to another store. She  
19 stated that is not acceptable.  
20

21 President Pro Tem Ormsby stated that is an excellent point and we have to address that  
22 with them.  
23

24 Trustee Waite stated that he has had them suggest a store that he should go to.

25 **Roll Call:                      Ayes (3-0)                      Motion Carried.**  
26

27 **REPORT OF VILLAGE PRESIDENT:**  
28

29 President Pro Tem Ormsby stated that there are some items in the Board Packet for  
30 the Board to review.  
31

32 Administrator Mekarski requested that Mr. Theobald provide a brief synopsis on the  
33 Illinois Department of Insurance Report for the Pension Fund, and briefly follow up how  
34 we are doing with due diligence on Trustee Waite’s suggestion to evaluate that fund.  
35

36 Mr.Theobald stated that they met with the actuary that the Village uses and discussed the  
37 suggestion that is on the table. The suggestion is to consider pre-funding the Pension  
38 Fund. He stated that normally what happens is an actuarial evaluation is done annually,  
39 and the tax levy is passed to fund whatever that need is determined to be. That is spread  
40 over a period of time up until 2040. He stated that if you look at the schedule of what  
41 needs to be done each year, the question was presented by Trustee Waite to say wouldn’t  
42 our debt service be smaller if we just pre-funded it and paid the debt off. The actuary has  
43 to do another study to say what the amount would be if the Village pre-funded it today.  
44 The Village is looking at options on whether it does the whole thing, or whether the  
45 Village does five-years or ten-years. There are some spin-offs of that that needs to be  
46 addressed. One being, how much of our debt margin will this absorb if we do this and

1 would it put the Village into a situation because it has several projects out there of  
2 significant proportions.

3  
4 Mr. Theobald stated that there are other institutions that have done this. They spoke with  
5 someone who stated that the actual rate going right now on an issue that someone dealt  
6 with was 2.5. That issue is being looked into. The ball is in the actuary's court for him to  
7 provide the Village with that number. He stated that we will look at it at that point and  
8 see what it stacks up to.

9  
10 Trustee Waite stated that his calculation was that you could fully fund it for about half  
11 what it would cost if you follow the actuary's recommendation as far as the annual  
12 funding.

13  
14 Mr. Theobald stated that his recommendation will change given that there are different  
15 factors involved. They are looking for the actuary to take his study that he did through  
16 2040 that the Board looked at, and he will update that for a one-time funding. The actuary  
17 will do options. He stated that we did that 90% funded. The actuary is going to give an  
18 option of 90% funded and 80% funded. He stated that if you do it all at once you  
19 wouldn't want to overfund it. He stated that we are looking at a number below as well.

20  
21 Trustee Waite inquired of Mr. Theobald whether or not you could take the money back if  
22 it is overfunded. Mr. Theobald stated that you cannot.

23  
24 Administrator Mekarski stated that we are constrained with our debt service ratios. He  
25 stated that we have a debt capacity of \$17,000,000.00. He believes that \$17,000,000.00 is  
26 adequate to get the Village at the 90% rate.

27  
28 Trustee Waite stated that he was calculating it at a 4% rate. He thought that 4% is  
29 outstanding and two and a half percent is magnificent. He stated that if you lock that  
30 money in now, if it is possible, and get it fully funded, he doesn't see where the Village  
31 will have any other opportunity to do that.

32  
33 President Pro Tem Ormsby inquired of Mr. Theobald when he thought that the Village  
34 would have an idea of where we are with it. She believes that is an interesting concept.

35  
36 Mr. Theobald stated that they were downtown about 10-days ago. He stated that it  
37 shouldn't be too far off that the Village will get a number.

38  
39 Trustee Waite stated that he looked into some other communities that have done that  
40 some years ago, and then they got to a recession and they lost a bunch of their  
41 investments and they didn't get it fully funded. They put their money in just in time to  
42 lose it.

43  
44 Mr. Theobald stated which we identified as a risk. He stated that anytime you take a lot  
45 of money and put it into the market at one point; you have to have a lot of strategic looks

1 by our investment advisor. They will certainly speak with the Pension Fund Investment  
2 Advisor.

3  
4 Trustee Waite stated that he had some other ideas. He believes that the Village is going  
5 down the wrong path if we continue to have retirement plans that are define benefit. He  
6 believes that the Village should move away from Define Benefit Plans and have a Define  
7 Contribution Plan. He believes that if you are able to fully fund your liabilities that you  
8 have currently, it might be easier to move into a different area. That is where he was  
9 leading when he asked the question to begin with.

10  
11 Administrator Mekarski stated that once Mr. Theobald is through his analysis, we will  
12 more than likely ask for a Work Session with the Board, either prior to a meeting or early  
13 on a Saturday. He stated that it is an issue that peaked our attention and we are dedicating  
14 significant time and resources to getting your answers.

15  
16 Mr. Theobald stated that he was asked by the Village President to take a look at the audit  
17 of the Police Pension Fund as performed by the Illinois Department of Insurance. They  
18 have looked at the audit. They have a few questions pending. There were five  
19 observations made. The only one of significance was the question of whether a surviving  
20 spouse was overpaid. That issue is still being looked at because it is not a black and white  
21 rule. It was a position that the Village took while there was litigation going throughout  
22 the State of just what is suppose to be done. Generally pensioners get a set 3% increase.  
23 The rule is that surviving spouses do not get a 3% increase. The Village took the position  
24 during that litigation to give a 3% increase. The State is taking issue that the Village  
25 overpaid, when in essence he believes that the Village's Pension Fund Legal Counsel  
26 advised them of such. He is waiting to have some communication back with them and  
27 then that will be resolved.

28  
29 President Pro Tem Ormsby stated that will also be a discussion when our Finance Trustee  
30 Liaison is here. She stated that is an interesting development. President Pro Tem Ormsby  
31 thanked Mr. Theobald.

32  
33 **UNFINISHED BUSINESS:**

34  
35 **Monument Design for the 9-11 Memorial – Twin Towers/World Trade Center –**

36 President Pro Tem Ormsby stated that we had a discussion at our last Board Meeting on  
37 whether to encase the I-Beam that we have in Lucite. That is not recommended by the  
38 people that are doing the granite monument. Lucite is extremely expensive. She stated  
39 that if anyone touches it at all it has to be cleaned constantly. President Pro Tem Ormsby  
40 stated that she spoke with Chief Chudwin today. The Chief's vision and thought always  
41 was to have the I-Beam available for people to actually touch it. She stated that Trustee  
42 Gibson was involved in the discussions as well. The sharpest pieces are going to be very  
43 slightly polished so that if you touch them you will not cut yourself. The Lucite is not an  
44 option. The recommendation that President Pro Tem Ormsby brought at the last Board  
45 Meeting is going to stand. President Pro Tem Ormsby and Trustee Gibson will be  
46 meeting with Chief Chudwin on Thursday, June 28<sup>th</sup> to get the actual verbiage that is

1 going to be etched on the front and what will appear on the plaque. The Chief would like  
2 something etched. He has some thoughts. The piece that will be attached will speak to the  
3 I-Beam and how honored we are to have it.

4  
5 **Electrical Aggregation Plan** – Trustee Gibson inquired of Administrator Mekarski  
6 where the Village is with this Electrical Aggregation Plan.

7  
8 Administrator Mekarski stated that following the report that was given at the last Board  
9 Meeting, the Village has executed the contractual agreement. The Committee negotiated  
10 a two-year rate with First Energy and residents will save 42% on their ComEd Electrical  
11 Bill annually. That is a savings of approximately \$549.00 to every resident a year which  
12 is significant. The contracts have been signed. Notices have been approved. He sent  
13 copies to all of the Board Members electronically of the opt-out letter. The opt-out letter  
14 is being mailed out under the signature of Village President Meyers-Martin and the Board  
15 of Trustees. It announces to the residents the comparison of the ComEd rate versus the  
16 Village's Aggregation Rate. He stated that if residents want to join the program they  
17 don't have to do anything and they will automatically be enrolled. If a resident wants to  
18 opt-out and pay more, they are welcome to stay with ComEd and pay a higher rate.

19  
20 Administrator Mekarski stated that some folks have already signed individual contracts  
21 with their electrical suppliers and they are enjoying some other benefits. Mr. Schneider  
22 has a good arrangement for peak and non-peak hours. He stated that if you are with a  
23 private company and not with ComEd, you should look at your contract. If you want to  
24 go into the Village's Program, you need to see if there is any kind of penalties, or any  
25 kind of additional fees for making that transfer.

26  
27 Trustee Waite inquired of Administrator Mekarski that if you are getting your supply, and  
28 you have a no penalty agreement that you can get out of at anytime, how does a resident  
29 communicate that they want to go with the negotiated rate that we put together. What  
30 does the resident have to do? Trustee Gibson stated nothing.

31  
32 Administrator Mekarski stated that he is indicating if he is with Constellation or Direct  
33 Energy. He stated that is a real good question and we should contact NIMEC. He will  
34 contact them in the morning to make sure how that is going about. It is his understanding  
35 that the resident needs to contact the Village, and the Village needs to forward that  
36 address in. They won't be on the automatic list. The list that is being generated for the  
37 opt-out letters, are individuals that are not in a private company arrangement. It is a list  
38 that is being published by Commonwealth Edison.

39  
40 Administrator Mekarski stated that if our rate is better than yours, you may need to  
41 forward that number to our attention, and then he needs to bring that to First Energy's  
42 attention too.

43  
44 Trustee Waite stated that the person that asked him that question, he didn't know whether  
45 or not they would get the mailing. She won't get it. She is a widow. She called Trustee  
46 Waite to ask him some questions about it. The woman inquired of Trustee Waite whether

1 or not there is a penalty for opting out of the Village's Plan after you are in it. Trustee  
2 Waite told her no. He inquired of the woman whether or not she pays any penalty for  
3 withdrawing from her current contract. She stated no, that she can come and go as she  
4 pleases. Trustee Waite suggested to her that she contact her current supplier and tell them  
5 that she wants to change over to the Village's Aggregated Rate, is there anything special  
6 that I have to do. He told her to contact the Village Hall and ask the same question. The  
7 woman knew precisely what her rate was. She knew that she was paying more than  
8 \$4.98.

9  
10 President Pro Tem Ormsby stated that is not the only case. Administrator Mekarski stated  
11 that he will contact NIMEC. President Pro Tem Ormsby suggested maybe getting some  
12 information on the website. She believes it is important that the front office is aware of  
13 all of the parameters that are involved in this so that they can answer questions if  
14 residents call in.

15  
16 Trustee Waite stated that there are definitely people out there. He doesn't know what the  
17 percentage is that already contracted with somebody else who have a penalty for  
18 withdrawal.

19  
20 Mr. Schneider inquired whether or not he could point out one thing about this particular  
21 point that you are bringing up.

22  
23 President Pro Tem Ormsby apologized to Mr. Schneider. She stated that we are not in  
24 Open Session at this point.

25  
26 **Water Supply with Oak Lawn** – Trustee Nale inquired of Administrator Mekarski  
27 whether or not we have any more information about our water supply with Oak Lawn.  
28 Administrator Mekarski stated that we are going through the numbers. There is some  
29 additional information that the Village needs from Oak Lawn from the financial numbers  
30 that they presented. He has engaged Mr. Theobald to assist the Village in checking those  
31 schedules and spreadsheets. Administrator Mekarski stated that he, along with Trustee  
32 Pennington, Trustee Waite, and Village President Meyers-Martin are a little bit  
33 concerned that the Oak Lawn numbers are putting the Village in a position to subsidize  
34 capacity issues or capacity needs of the larger growth communities like Tinley Park,  
35 Orland, and New Lenox. It is clearly apparent with operation and maintenance costs. The  
36 Village is the smallest community with the smallest user, and yet the Village has the  
37 largest operation and maintenance costs.

38  
39 Trustee Waite stated that we are looking at all of the alternatives. Trustee Nale inquired  
40 of Administrator Mekarski when the deadline is on this. Administrator Mekarski stated  
41 that Oak Lawn is aggressively trying to go to a Bond within the next few months. The  
42 Village is in contract to 2024 and depending upon the interpretation possibly 2034. He  
43 doesn't expect the Village to rush into negotiations because the Village can continue at  
44 the rate, and once we iron out all of these issues and get a rate that is acceptable, we  
45 simply change our old agreement to the new Master Agreement. He stated that the  
46 majority of the construction on the first phase is associated with all those capacity issues

1 anyway. The construction that the Village is interested in is a secondary line or a water  
2 loop to provide redundant water. There is not a consensus at this point in time from the  
3 three communities.

4  
5 Trustee Nale inquired of Administrator Mekarski when it is necessary to have the  
6 consensus. Is it next month? Is it next year? Is it two- years from now? Administrator  
7 Mekarski stated that it depends on who you ask. Oak Lawn would indicate that they need  
8 a consensus within 30-days. Other communities are saying that they won't give a  
9 consensus until 2024. President Pro Tem Ormsby stated that the Village could do that.  
10 That is our contract.

11  
12 Administrator Mekarski stated that you can say I am going to pay the rates from the City  
13 of Chicago plus your operation and maintenance costs. I won't share in the cost of this  
14 Capital Improvement, and at 2024 you can charge me for those costs at that time. Some  
15 people are taking that position. The Village doesn't think that is the prudent decision. The  
16 Board has the final call because that is putting the future burden to future Boards and  
17 future populations. He stated that our commitment is to resolve it this Fiscal Year. It is  
18 one of the largest, public policy decisions this governing authority is going to address for  
19 really the next five or six decades. It is that significant. He stated that you are talking  
20 about something that you can't do in just a few days. You are talking about sharing in  
21 \$180,000,000.00 in Capital Improvements. The Village can't take it lightly. The Village's  
22 obligation, unlike a lot of other communities, is to look at alternatives that are more cost  
23 effective. The Village is looking at alternative water supplies, and looking at the cost of  
24 capital and the cost of operation and maintenance. Ultimately, the Board will have maybe  
25 an eight-hour Work Session where we will bring in the Cost Benefit Analysis. We will  
26 bring our Financial Advisors, our Bond Counsel, and our Attorney.

27  
28 Trustee Nale inquired of Administrator Mekarski whether or not that had to be done  
29 before the end of this Fiscal Year. Administrator Mekarski stated that it is really our  
30 option. He stated that if the Village enters into the Contract Agreement now, we share the  
31 cost with the other communities on this \$180,000,000.00 capital. If we don't enter into  
32 that contract now, we continue on our current rate from the City of Chicago and Oak  
33 Lawn, plus the operation and maintenance, but we don't have to pay any capital. If the  
34 Village enters into it next year, the Village pays its proportionate charge and they will  
35 give us an upfront entry fee of the year that we did not pay for, or they will take that  
36 one-year and roll it into our 20-year contract. He stated that more than likely they will be  
37 able to do that.

38  
39 President Pro Tem Ormsby stated that all communities are facing this. It is not just  
40 Olympia Fields looking at it.

41  
42 Trustee Waite stated all of the suburban communities that get their water from Chicago  
43 and Oak Lawn.

44  
45 Trustee Nale inquired of Administrator Mekarski whether or not there is a definite time  
46 limit that the Board has to make a decision on the contract. Administrator Mekarski

