

1 **MINUTES OF THE VILLAGE OF OLYMPIA FIELDS**
2 **REGULAR MEETING OF THE BOARD OF TRUSTEES**
3 **Held on July 13, 2009**

4
5 The Regular Meeting of the Board of Trustees was held on Monday, July 13, 2009, at the
6 Olympia Fields Village Hall and was called to order by President Jones at 7:36 P.M. The
7 assembly recited the Pledge of Allegiance. The Clerk called the roll.

8
9 Present: Trustees – Gibson, Ormsby, Oliver, Pennington, Nale, Meyers-Martin
10 President Linzey Jones
11 Village Clerk, Judi Kay Rangel
12 Village Administrator – David Mekariski
13

14 Absent: None

15
16 **MINUTES:**

17
18 **Motion by Trustee Gibson, second by Trustee Pennington to approve the Minutes of**
19 **June 22, 2009, as presented.**

20 **Voice Vote: All Ayes (6-0) Motion Carried.**

21
22 **BILLS FOR APPROVAL:**

23
24 President Jones stated that he has Bills for Approval totaling \$211,178.70. He stated that
25 the Board has a Memo highlighting the larger components of that bill list.

26
27 **Motion by Trustee Pennington, second by Trustee Ormsby to approve the payment**
28 **of bills for July 13, 2009, in the total amount of \$211,178.70.**

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

30
31 **COMMUNICATIONS AND PETITIONS:**

32
33 President Jones opened up Communications and Petitions at 7:38 P.M.

34 **Request for Liquor License by Valero Gas Station** – Mr. Nick Tanglis from Gas Depot
35 Oil at 8700 North Waukegan Road, thanked the Board and Administrator Mekariski for
36 giving Valero the opportunity to appear this evening before the Board. Mr. Tanglis stated
37 that we are from the Valero Gas Station located at the northwest corner of Route 30 and
38 Western Avenue. Valero has applied to the Village for a Limited Liquor License of beer
39 and wine. Mr. Tanglis stated that representatives from Valero are here to present their
40 case to the Village for extending an exception to them for a Liquor License.

41
42 Mr. Tanglis stated that normally they would not ask for this. He stated that competition in
43 the nearby area is opening a new facility a half-mile east of Valero on the north side of
44 Lincoln Highway with a Limited Liquor License of beer and wine. Valero is of the
45 opinion; that with business as difficult as it is today, the addition of the Liquor License to
46 their business will help them sustain the business as an ongoing concern. He stated that

1 the economy, the market, and the increases in expense have made it very difficult for
2 their operation for the past year, year and a half, two years. Mr. Tanglis stated that any
3 additional revenue that can be generated from ancillary products such as beer and wine
4 would help Valero tremendously to bring a healthier profit line to that operation.

5
6 **Motion by Trustee Pennington, second by Trustee Gibson to suspend the rules.**

7 **Voice Vote: All Ayes (6-0) Motion Carried.**

8
9 President Jones stated that the reason for the Motion is, due to the fact, that responses in
10 Communications and Petitions can be limited. He wants to open it up to any questions
11 that the Board may have of Valero in presenting their request to the Board. President
12 Jones stated that by competition, Mr. Tanglis is referring to the new Shell Station. It is
13 being built right now on Lincoln Highway east of Western Avenue. He believes it is
14 being built on one of the old Levin Car Dealership properties. Mr. Tanglis stated that it is
15 greater than a quarter of a mile, and less than a half mile away from Valero.

16
17 President Jones stated that he expresses no opinion on this request. He did remind the
18 Board that they did allow beer and wine in the Speedway on Vollmer, because the BP
19 was competitive down there with beer and wine sales. He stated that normally the sale of
20 beer and wine would not be permitted at a gas station. Due to the fact, Flossmoor
21 permitted the BP with the sale of beer and wine across from the Speedway; the Board felt
22 it was necessary to protect the Speedway's competitive position.

23
24 Trustee Pennington inquired of Mr. Tanglis as to whether or not Valero was losing
25 revenue now. Mr. Tanglis stated that the industry is having a difficult time right now with
26 the energy crisis and that the economy is not booming for anyone. Trustee Pennington
27 stated that the question was whether Valero was losing money at this point in time. Mr.
28 Tanglis stated that they are.

29
30 Trustee Ormsby stated that she wanted to ask a couple questions about their location. She
31 stated that Valero is located at a gateway into the Village. It is a very prominent gateway
32 into Olympia Fields on the corner of Western and Lincoln Highway. Their landscaping
33 and the appearance of their building dismay her. She stated that it is not the standard that
34 we want in this Village. She inquired as to whether or not there is anything that they can
35 do to improve that corner. She stated that the Board feels very strongly about its
36 perimeters. She stated that yours is very disappointing. She stated that the whole corner is
37 unsightly. She stated that it does not look inviting. Instead it looks frightening. Trustee
38 Ormsby stated that a Liquor License would be a stretch for a vicinity that doesn't look
39 like it has a lot of pride in what it is doing. She would like to understand why it has
40 looked like that for so long.

41
42 Mr. Tanglis stated that is duly noted. He stated that they have a capital investment of over
43 \$2,000,000.00 in that facility. Operating losses for the last three years have exceeded
44 \$350,000.00. Mr. Tanglis stated that Valero re-imaged the facility less than a year and a
45 half ago and spent over \$75,000.00. They are not seeing the type of velocity volume
46 gallons that they had anticipated, in spending that image expenditure when they

1 committed to those funds. He stated that they are not in violation, but they have not met
2 the commitment volume of gallons of Valero in that facility. He stated that Trustee
3 Ormsby states that landscaping would enhance and improve everything. The resources
4 that would require an improvement are not substantial and are not great. He stated that
5 they are difficult if you have already lost \$350,000.00. He understands the concern and it
6 will be addressed. They would like to work with the Village to see what Valero can do to
7 at least have the standards meet the requirements of Olympia Fields.
8

9 President Jones reminded the Board that some months back there was an issue that was
10 raised with respect to the practice at that station of charging extra for credit card use. If
11 you use the credit card, the price per gallon is greater then if you pay cash. He stated that
12 is not done at the Speedway. He is not aware of the BP doing that. President Jones
13 inquired of Mr. Tanglis as to whether or not that was a Valero practice.
14

15 Mr. Tanglis stated that it is not a practice of Valero. It is a practice that was brought on to
16 them by economics. Mr. Tanglis stated that when fuel went from \$4.50 to \$5.00 per
17 gallon, the credit card companies with their 2.5% fees were making more money than the
18 gas station itself with zero capital expenditure and risk. He stated that the consumer is a
19 very sensitive consumer nowadays. The operator who is operating that facility who is
20 exchanging on 100,000 gallons, between \$250,000.00 and \$450,000.00 worth of product
21 to money, is making less than \$7,000.00 a month gross profit. He stated that isn't enough
22 to pay the Real Estate Taxes. Many operations came up with the theory that if they take
23 away the six, seven, and eight cents that the credit card company is taking away from the
24 gross profit from the sale of a gallon of fuel gasoline, perhaps the gross profit margin can
25 extend to the point where they can sustain profitability. Valero determines what you can
26 do, when you can do it, where you can do it, and how you can do it. The signage is their
27 signage under the auspices of Valero's approval. Any type of signage discount,
28 cash/credit has to be approved by Valero, and it has to be done by their specifications.
29

30 President Jones stated that the station operators of Valero requested this policy and
31 Valero approved it. Mr. Tanglis stated that is correct. They have brought that concept of
32 discounting fuel sales for cash purchases in areas who are more than 40% to 50%
33 spending on a cash basis versus a credit basis. He stated that it has provided an
34 improvement.
35

36 Trustee Gibson inquired of Mr. Tanglis as to whether or not they have discovered that
37 they have had any reduction in sales by adding the additional fee if you use your credit
38 card. She stated that the sign is very difficult to see. It is very small. She stated that the
39 station is close to her home but she uses a credit card to pay for her fuel and she does not
40 purchase it at Valero now.
41

42 Mr. Tanglis stated that he could not objectively answer Trustee Gibson's question. He
43 stated that we don't have enough data. They don't have enough complaints. He doesn't
44 know if they have had any complaints. He stated that Trustee Gibson's complaint has
45 been very well pointed out to them today. He stated that if they need to address it,

1 perhaps they could reverse the signage and place the charge price on the signage instead
2 of the cash price. He stated that they would make it more visible to the public.

3
4 Trustee Pennington inquired of Mr. Tanglis as to whether or not they know the
5 percentage of cash purchasers versus credit card purchasers at their facility. Mr. Tanglis
6 stated that they do know that. However, he cannot speak off the top of his head right now.
7 He stated that if it is something that the Board wants to know he would have the General
8 Manager who is present this evening give a more specific answer.

9
10 Mr. Frank Aguilera who is the General Manager at the Valero Station stated that they did
11 increase the number of sales with cash payments, and it has helped the business a little
12 bit. The credit card fees dropped about 40%.

13
14 Trustee Meyers-Martin stated that before the Limited Liquor License was granted to
15 Speedway, the Village did inquire of Speedway as to what their plans were, and how did
16 they foresee increasing their security to ensure that liquor was not purchased by minors.
17 The Village also inquired as to the security on the premises. She inquired of Mr. Tanglis
18 as to whether or not Valero has put something like that into place. Mr. Tanglis stated that
19 they have not. He stated that if that were a prerequisite they would like an opportunity to
20 prepare for it and present the Board with the necessary information. Trustee Meyers-
21 Martin stated that she would certainly be interested in what their plans would be for that.
22 Trustee Pennington stated that he was in agreement with Trustee Meyers-Martin. Trustee
23 Pennington stated that the square footage of the area inside the Valero Station is
24 considerably smaller than what it is at the Speedway. He thought that the beer and wine
25 would be on the floor, as opposed to being encased, due to the fact that the interior
26 structure of the facility is pretty small.

27
28 Mr. Aguilera stated that they have a kitchen in the back. They were going to put in a
29 walk-in cooler. He stated that there is a big area in the back where the kitchen was when
30 it was a chicken or pizza place. He stated that if you want to purchase the liquor, you
31 would go to the walk-in cooler. President Jones stated that it is identical to what
32 Speedway has. Speedway has a walk-in cooler.

33
34 Mr. Tanglis stated that they are a convenience store. They provide products and items
35 that the customer can have quick access to. They don't want to have to wait in long lines.
36 He stated that they are constantly fighting the battle of shelf space and velocity driven by
37 the shelf space that they have. He stated without matching the needs of the space with the
38 necessary velocity, it is difficult for any store in our business to maintain profitability. He
39 stated that beer and wine are items that don't have any great profit margin built into them.
40 They are lucky if they can get 10%, maybe 5%. He stated that this gives the consumer
41 another reason to stop there. They can get fuel, water, pop and candy. The consumer
42 doesn't necessarily want to go to Wal-Mart and wait a half hour to get through the
43 cashiers to leave the facility. Mr. Tanglis stated that they are not here to compete with
44 Wal-Mart and the large liquor stores. They want to offer an additional item of
45 convenience in order for the consumer to stop there. He stated that in these days the
46 difference between a profitable operation and a non-profit operation is a very thin line.

1 President Jones stated that the administration would take their request under advisement.
2 President Jones stated that he would have the matter placed on the agenda for the August
3 24th Board Meeting in order to find out where the majority of the Board seems to be
4 headed on this issue. That will direct Administration on whether they should prepare an
5 Ordinance to create the license because it currently doesn't exist. If the Ordinance is
6 created, then their application for the Liquor License will be considered. President Jones
7 stated that as Liquor Commissioner he will do whatever he is obligated to do under the
8 law. He stated that the Board understands the request and the reasons for the request. He
9 stated that it has been well laid out. He stated that they could come back on August 24th
10 and see what the Board wants to do. Mr. Tanglis stated that they know it is a difficult
11 request. They know how difficult it is to get a Liquor License issued not only in Olympia
12 Fields, but also just about everywhere. He stated that it is a very special privilege. He
13 stated that they appreciate being given the opportunity to present their case. Mr. Tanglis
14 thanked the Board. He thanked Administrator Mekarski for spending a tremendous
15 amount of time with them.

16
17 **Olympia Club** – President Jones stated that the Board welcomes the residents from
18 Olympia Club who are present to discuss what is going on over there. Mr. Lee Langon
19 stated that he is here with several of his neighbors from Olympia Club, which is one of
20 the new communities in Olympia Fields. Mr. Langon thanked the Board for the use of the
21 old Village Hall for their second meeting that was held on July 11th. He stated that State
22 Representative Al Riley attended their meeting to inform them about Jazz in the Park.
23 They brought up with State Representative Al Riley some issues that they have in their
24 community regarding signage, lights, mosquito abatement, the vacant lot maintenance, as
25 well as some other issues. At that time, State Representative Al Riley informed the group
26 that he would try to intervene for them. Mr. Langon stated that they appreciate the
27 response that he received today from Administrator Mekarski. He thanked Administrator
28 Mekarski and President Jones with helping to get their issues addressed.

29
30 Mr. Langon stated that they understand that 75% of a community is suppose to be built
31 before streetlights and street signs are put in, as well as the final layer of asphalt is put
32 down. He stated that the residents in Olympia Club couldn't wait two, three, or five years
33 for this to happen. They can't get goods and services delivered to their homes, because
34 their community is not on Map Quest. The streets do not exist. There are no street signs.
35 Mr. Langon stated that they appreciate all the help that the Village can give them. They
36 understand that the signage and the streetlights are being worked on. The Building
37 Commissioner is working with the developers to cleanup some of the lots. The residents
38 have a substantial investment in Olympia Club and they want their community to be
39 successful. Mr. Langon stated that they look forward to working with everyone in the
40 future.

41
42 President Jones thanked Mr. Langon and the other residents of Olympia Club for
43 attending the Board Meeting this evening. He stated that the Village is working on some
44 things.

45

1 Administrator Mekarski stated that the Village is putting in the final lift. It was not a legal
2 requirement for the original developer to put in the final lift. The PUD specifies that 75%
3 of the homes must be completed prior to the final lift being installed. Administrator
4 Mekarski stated that due to the recession and the slowdown in growth, the Village feels
5 that it is imperative to get the final lift in now. That will preserve the integrity of the sub-
6 base. Administrator Mekarski stated that when this was brought to the Village's attention
7 at the Homeowners Association Meeting, President Jones directed that the Village enter
8 into negotiations with the developer to move up certain items. Administrator Mekarski
9 stated that by doing the final lift, the street signs, and the streetlights, the Village is in the
10 formal process where they can ask the Village Engineer and Building Commissioner to
11 give the Village Letters of Recommendation for the acceptance of the improvements, and
12 then the Village can release the Performance Bond to the developer. The Village can then
13 schedule snowplowing and salting activities by the Village, rather than by an independent
14 contractor. Administrator Mekarski stated that could not begin without the final lift,
15 because the large plows could catch the lip of a lot of those raised sewer manholes, which
16 could cause massive damage to the trucks and the road itself. Even though they are
17 tapered, the tapers fall apart in the winter. He stated that the Village is working towards
18 an improvement plan.

19
20 President Jones inquired of the residents of Olympia Club as to whether or not they are
21 receiving their Property Tax Bills. They stated that they are receiving their bills. He
22 stated that in The Traditions, the residents were not receiving a tax bill. President Jones
23 inquired of Administrator Mekarski as to whether or not the reason the streets and
24 addresses were not appearing on Map Quest was due to the Village not accepting the
25 roadway as a public roadway.

26
27 Administrator Mekarski stated that SouthCom, the Olympia Fields Police Department,
28 and the Matteson Fire Department are aware of the subdivision and the street names.
29 They were entered into the GIS System. He stated right now it is a private subdivision.
30 Once the Board accepts the improvements, it becomes a fully dedicated property. The
31 Village will accept the improvements after a punch list is checked and there are Letters of
32 Recommendation, and then the Village releases the Bond. At that point, the Village can
33 maintain the roads.

34
35 Trustee Gibson inquired as to whether or not dedicating the roads was in the original
36 document. President Jones stated that was a legitimate question. He stated that some of
37 the Subdivision Agreements have been negotiated where the Village does not take the
38 dedication. President Jones stated that the Village would take a look at that. He does not
39 remember specifically.

40
41 Trustee Gibson inquired as to whether or not the Village would be responsible for
42 aerating the ponds. Trustee Gibson stated that in Wysteria they aerate their own ponds.
43 President Jones stated that he has to review the PUD. He does not believe that the Village
44 would be responsible for that. Administrator Mekarski stated that he spoke with Jim
45 Peterson, and the ponds that are part of the Olympia Club single-family site and
46 condominium site, and the portion of the property that is to be dedicated to Parks and

1 Recreation, those were not designed to be aerated with the fountain like the Metra. They
2 were designed to enhance a natural habitat, and designed to support natural aquatic life
3 and natural aquatic wetland species, and any kind of artificial aeration of them would be
4 inconsistent with the original design.

5
6 Mr. Langon stated that there is no fish in the pond. It is infested with mosquito larva.
7 There is a lot of dead foliage in the pond and it is turning to algae. He stated that it is a
8 heck of an eyesore and it really smells. There is a walking trail there to the Metra. In the
9 evening it is terrible with mosquitoes. This is the pond that is at the south end of the
10 subdivision, adjacent to the wetlands, and closest to the Metra. Mr. Langon has contacted
11 the South Cook County Mosquito Abatement and asked them to come out. He stated that
12 there is one small pond that is close to Kedzie Avenue where there is suppose to be a
13 condominium building going in. There is a little larger pond that is in back of the houses.
14 That is just east of the parking lot. Trustee Ormsby stated that it is a beautiful pond.
15 There is a walking path all the way around it. She stated that it is ashame that it is in that
16 shape. Mr. Langon stated that there is another pond at the north end of the property.

17
18 Administrator Mekarski stated that there is a hydraulic connection to the Metra Pond.
19 One of the issues on the list is to install electricity to the Metra Pond Pump. He is going
20 to do some research with the Village Engineer and the Building Commissioner, to
21 determine whether or not that circulation would improve the overall pond system once
22 the Metra Pond Pump is electrified.

23
24 Trustee Ormsby suggested setting up a meeting so that we can understand where we are.
25 President Jones stated that this sounds like building and beautification issues. He asked
26 Trustee Ormsby to speak with Jim Peterson, and then reach out to some of the
27 homeowners in order for Trustee Ormsby to do a walk around. Mr. Langon stated that he
28 would make himself available to Trustee Ormsby. Trustee Gibson stated that in Wysteria
29 they had to put an aeration system in there and they still get algae in that pond. She stated
30 that they spend hundreds of dollars a month to have the algae taken care of.

31
32 President Jones stated that we want to get a handle on the pond issue as quickly as
33 possible. He stated that the Village could put something in the water to poison the
34 mosquitoes. He stated that Public Works could do that. They don't have to wait for the
35 South Cook County Mosquito Abatement to do anything. Mr. Langon stated that would
36 be great. He stated that now they have muskrats as big as dogs. Trustee Gibson stated that
37 would happen if they were not taken care of. Mr. Langon stated that there is so much
38 growth on the lots that the coyotes are there. Due to the foliage on the vacant lots, the
39 coyotes are coming in further and further.

40
41 Mr. Major Armstead who resides at 2901 Delphi Court stated that they still have
42 confusion about the name of their street, whether it is Delphi Court or Athenia Court. He
43 feels that should be clarified. He stated that is Lot 23 and Lot 29.

44
45 Mr. Rex Alexander who resides at 3004 Messina Drive stated that he appreciates the
46 pavement being done. He stated that they took water from his hose to put down the

1 pavement. President Jones told him to bring his bill into Village Hall and the Village will
2 take care of it.

3
4 President Jones stated that the Board is very grateful that the residents from Olympia
5 Club are here. He is glad that they are meeting and that they came to the meeting in
6 August last year. President Jones stated that the Village has a proud tradition of
7 Homeowners Associations that are active in the Village. He stated that you are not
8 formally in control of the Homeowners Association because of the way the covenants
9 work, but you have an informal group. Mr. Langon stated that the developer that has the
10 majority of the shares of the lots at this point has agreed to formalize the Board. President
11 Jones stated that when it is formalized, they should notify the Village so that they can add
12 them with the other Homeowners Associations. He stated that the Village tries to make
13 some funding available to the Homeowners Associations. President Jones inquired as to
14 how many residents there are in that neighborhood. Mr. Langon stated there are about 30
15 homes that are occupied. President Jones invited them all back. President Jones closed
16 Communications and Petitions at 8:20 P.M.

17
18 **FINANCE:**

19
20 Trustee Pennington stated that he did not have a formal report this evening.

21
22 **2009 Audit** – Trustee Pennington stated that the audit process for the upcoming fiscal
23 year is underway. The auditors have completed their field operations at Village Hall and
24 they are in the process of doing their summary work.

25
26 **Finance Committee** - Trustee Pennington stated that he is in the process of coordinating
27 a Finance Committee Meeting for the end of July in order to discuss matters of financial
28 importance. He will report the findings of that meeting at the August 24th Board Meeting.

29
30 **BUILDING:**

31
32 Trustee Ormsby stated that she did not have a formal report this evening.

33
34 **Interviews for Building Commissioner** – Trustee Ormsby stated that she, along with
35 Trustee Gibson and Administrator Mekarski would begin interviewing the candidates for
36 Building Commissioner in lieu of Jim Peterson's upcoming retirement. The interviews
37 begin at 9:00 A.M. on July 14th. There are currently three candidates scheduled for
38 interviews at 9:00 A.M. on July 14th.

39
40 **PLANNING:**

41
42 Trustee Gibson stated that she did not have a formal report this evening.

1 **PUBLIC WORKS:**

2
3 **Authorization for the Village President to enter into an Agreement for Installation**
4 **of Emergency By-Pass Connection at the Graymoor Lift Station with Geneco**

5 **Industries** – Trustee Oliver stated that there was previous engineering discussions
6 regarding the Graymoor Lift Station. The Village is currently going out to bid for some
7 work to be done. Until that can be done, there is a need to install an emergency measure
8 By-Pass Connection to the Graymoor Lift Station. There is information regarding this in
9 the Board Packet. Public Works and Robinson Engineering recommend that Geneco
10 Industries provide the By-Pass Connection at a cost not to exceed \$13,800.00. Trustee
11 Oliver stated that this is sorely needed until such time that the Lift Station is complete
12 which may take quite some time. There is a plan for the work to be done at the Lift
13 Station. Part of that plan is to have the Stimulus Dollars that may come in, go towards
14 that work. He stated that until that time, there is a need to have this By-Pass Connection
15 done in order to protect the residents.

16
17 Administrator Mekarski stated that this is before the Board this evening on an emergency
18 basis. It has not followed the traditional bidding process. The Director of Public Works
19 and Robinson Engineering has reviewed it. It is of critical concern to have this in place.
20 The Village is trying to avoid a catastrophic failure, which could cause property damage
21 to the homes that are serviced by that Sanitary Pump Station.

22
23 Trustee Pennington stated that he is a resident of Graymoor. He walked the area of the
24 Lift Station. Trustee Pennington stated that Lift Station is in desperate, desperate need.
25 He stated that it is an accident waiting to happen.

26
27 **Motion by Trustee Pennington, second by Trustee Ormsby to authorize the Village**
28 **President to execute an Agreement with Geneco Industries in an amount not to**
29 **exceed \$13,800.00 for the immediate installation of an emergency By-Pass**
30 **Connection at the Graymoor Sewer Lift Station, with said funds coming from the**
31 **Village's Sanitary Sewer Bond Fund.**

32
33 Trustee Oliver inquired as to a comment made by Administrator Mekarski that this did
34 not follow the normal bid process. For clarification, Trustee Oliver inquired as to whether
35 or not there is a threshold that the Village has to abide by in terms of when the Village
36 lets something out for bid. He inquired as to whether or not it was \$20,000.00 and over,
37 or \$10,000.00 and over when the Village puts this out for bid. Administrator Mekarski
38 stated that there is a threshold, but he does not have that information offhand.

39 Administrator Mekarski will review that with the Finance Director and forward a Memo
40 with that information. Trustee Oliver stated that he was just curious about that.

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

42
43 **Repaving at Crawford and Western** – Trustee Oliver inquired of Administrator
44 Mekarski as to whether or not he had on his agenda that there was going to be repaving
45 done at Crawford and Western Avenue this summer. Administrator Mekarski stated that
46 he did not have that on his agenda. Trustee Oliver stated that the Board would not be

1 meeting between now and then. He stated that the Iroquois Paving Company is suppose
2 to be repaving Western Avenue from Route 30 to, he believes, Hutchinson Road in
3 Flossmoor. The work is to begin around July 24th. In regard to Crawford, the work is to
4 start from Route 30 and go all the way to Interstate 80. That is going towards Country
5 Club Hills. The work will be taking place within the next three or four weeks. Trustee
6 Oliver stated that he just wanted the residents to know about it because the traffic patterns
7 will be impacted to some degree.

8
9 Administrator Mekarski stated that the Department of Public Works has been
10 coordinating with St. James Hospital as well as the police and fire agencies, Matteson
11 Fire Department and SouthCom. He stated that there was an interagency meeting
12 conducted last week to ensure that there is proper vehicular traffic and public safety of
13 the vehicles crossing both sections of the roadway. He stated that Joe Alexa provided a
14 Memorandum summarizing both projects. President Jones stated that Administrator
15 Mekarski could circulate that Memorandum to the Board via e-mail.

16
17 Trustee Gibson stated that there have been articles in the newspaper on two or three
18 occasions about the upcoming work on Crawford and Western Avenue.

19
20 **HUMAN RESOURCES:**

21
22 Trustee Nale stated that she did not have a formal report this evening.

23
24 **PUBLIC SAFETY:**

25
26 **Amendment to the 2009-2010 Budget** – Trustee Meyers-Martin stated that in the Board
27 Packet is a Memorandum from Chief Chudwin to amend the 2009-2010 Budget to
28 increase the Revenue Line Item for Towing and Impound by \$30,000.00. For the benefit
29 of the audience, Trustee Meyers-Martin explained that this is to replace a police squad
30 car in which the transmission was blown. The vehicle had 73,000 miles on it. Due to the
31 mileage on the vehicle, the vehicle is pretty much at the end of its life as far as the police
32 department is concerned. The Chief is asking that the Budget be amended by \$30,000.00
33 to cover the cost of a new vehicle. Trustee Meyers-Martin stated that it is her
34 understanding that Trustee Pennington concurs with this.

35
36 **Motion by Trustee Oliver, second by Trustee Meyers-Martin to amend the 2009-**
37 **2010 Budget to increase the Revenue Line Item entitled "Towing/Impound" by**
38 **\$30,000.00. And to increase the Expense Line Item entitled "New Vehicles – Police**
39 **Department Fund Account" by \$30,000.00 in order to facilitate an emergency**
40 **purchase of replacement vehicle.**

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

42
43 **Motion by Trustee Gibson, second by Trustee Ormsby to authorize the police**
44 **department to purchase a Ford SUV from Currie Motors at a cost not to exceed**
45 **\$24,411.00 and to authorize the department to equip the necessary police package at**
46 **a total cost not to exceed \$30,000.00.**

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

2
3 **Report on Village Operations to Support the Jazz in the Park Event – Trustee**
4 Meyers-Martin stated that she is going to report on the Village Operations to support Jazz
5 in the Park. There is a Memorandum in the Board Packet. Trustee Meyers-Martin stated
6 that the police department is recommending that 203rd Street be closed partially for the
7 duration of that event, with limited access for Arcadia Drive from Governors Highway.
8 She stated that would not totally inconvenience the residents of Arcadia.

9
10 President Jones stated that Jazz in the Park is an event that will be held on July 26th at
11 Bicentennial Park. State Representative Al Riley is largely sponsoring the event. The
12 Village has participated in the planning meetings for the past year with the residents of
13 Olympia Fields and the surrounding communities that are involved with supporting this
14 event. President Jones stated that the Village has to provide police and public works
15 support for the event. The Village will be reimbursed for those costs out of the Golf
16 Outing Fund. That is part of the sponsorship effort of the Village.

17
18 **Motion by Trustee Oliver, second by Trustee Ormsby to authorize the temporary**
19 **closure of 203rd Street between Governors Highway and Kedzie Avenue on July 26,**
20 **2009.**

21
22 Trustee Gibson stated that in the Memorandum it states, "limited access west to Arcadia
23 Drive." She inquired as to whether or not that should be east to Arcadia Drive. President
24 Jones stated that Trustee Gibson is correct. It would be east to Arcadia Drive.

25 **Voice Vote: All Ayes (6-0) Motion Carried.**

26
27 Trustee Meyers-Martin stated that the Village would be reimbursed out of the Golf
28 Outing Fund in an amount not to exceed \$2,000.00. This will be for the extra officers that
29 will cover overtime for that day. There will be three full-time officers and three part-time
30 officers covering that event, along with ESDA Officers.

31
32 President Jones stated that, approximately, \$1,500.00 in public works expense would also
33 be paid out of the Golf Outing Fund. Trustee Pennington stated that, approximately,
34 \$3,500.00 would be paid out of the Golf Outing Fund. President Jones stated that is
35 correct.

36
37 **REPORT OF VILLAGE ADMINISTRATOR:**

38
39 **Request for Venterra Sales and Management for Selective Clearing of Evasive**
40 **Species at the Gateway Development Site – Lincoln Highway and Olympian Way –**
41 Administrator Mekarski stated that the first item is a request for Venterra Sales and
42 Management for Selective Clearing of Evasive Species at the Gateway Development Site,
43 which is on the corner of Lincoln Highway and Olympian Way. In the Board Packet is a
44 letter dated July 2, 2009, from Mike Rourke, along with a detailed Tree Survey of the
45 existing tree species that exist on the site. Administrator Mekarski stated that they want to
46 do some selective clearing on a swath that is, approximately, 150 feet by 250 feet. They

1 do not want to eliminate any of the species trees. They want to eliminate the Buckthorn
2 and the dead trees. It is recommended by Staff that this be forwarded to the Beautification
3 Committee. Staff would strongly suggest that any affirmative consideration by the
4 Beautification Committee with recommendations and/or of this Board, that the
5 recommendations should include all evasive species scheduled for clearing be clearly
6 identified with markings in the field, and that all work be monitored by the Village's
7 Arborist during all phases of activity. Any and all costs associated with marking,
8 monitoring and inspection are borne by the developer. Administrator Mekarski stated that
9 a copy of the Staff Report was forwarded to Mike Rourke. Mr. Rourke has no opposition
10 to those preliminary recommendations.

11
12 President Jones stated that without objection, he is forwarding this to Trustee Ormsby and
13 the Beautification Committee for review and recommendation to the Board for the
14 August 24th meeting.

15
16 Trustee Gibson inquired of President Jones as to whether or not it would be proper for her
17 to sit in on this with the Beautification Committee since she is the liaison to the Plan
18 Commission. President Jones thought that was definitely proper. Trustee Gibson stated
19 that she did not have any objection. She stated that would be great.

20
21 **Agreement with Urban Com** – Administrator Mekarski stated that the next item is for
22 authorization for the Village President to enter into an Agreement with Urban Com for
23 completion of the installation of equipment associated with the 203rd Street Video
24 Surveillance Project. In the Board Packet is a Supplemental Report. The Supplemental
25 Report entitled "No.11, Report of the Village Administrator," contains one Memorandum
26 and one Agreement. Administrator Mekarski stated that there is an e-mail from Roger
27 Swenson of Northern Illinois University which states as follows: "We have reviewed the
28 July 9th Urban Com proposal for the Wireless Network installation and it meets the
29 previously identified requirements in both scope of the work and cost." Administrator
30 Mekarski stated that Judy Kolman has provided a detailed Service Agreement with the
31 attachment of Exhibit 1 which is the Wireless Network Proposal prepared by Urban Com,
32 which was included in the Board Packet, along with Exhibit 2, the Cost Proposal for
33 Materials and Labor dated July 6th, which was also included in the Board Packet. A copy
34 of the contract was sent to David Lambert of Urban Com and NIU. NIU did not have any
35 opposition to any of the language contained in the contract.

36
37 President Jones stated that at the last Board Meeting, Trustee Meyers-Martin reported
38 that the Village was having difficulty with the then proposed contractor and the deadlines
39 with respect to the State Grant Money. President Jones stated that Administrator
40 Mekarski negotiated an extension of the State Grant deadline to September 30th. Once the
41 extension of the State Grant deadline was obtained, the Village was in a position to
42 negotiate with another provider and turn its back on the provider that wanted to raise the
43 price to almost \$30,000.00 from his original proposal. Mr. Swenson was able to negotiate
44 an Agreement with this new provider who had originally bid on this project. They were
45 willing to do all the work within the constraints of the Village's Budget. The Budget
46 consisted of the money from the State Grant and St. James Hospital as the Village's

1 partner in this project. President Jones stated that this project should not require the
2 expenditure of any taxpayers' dollars.

3 **Motion by Trustee Pennington, second by Trustee Meyers-Martin to authorize the**
4 **Village President to enter into a Service Agreement for material and labor to install**
5 **associated equipment facilitating the wireless network for the Village's 203rd Street**
6 **Video Surveillance Project with Urban Communications, Inc. for an amount not to**
7 **exceed \$80,000.00.**

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

9
10 **Agreement with Robinson Engineering for the completion of the Water Modeling**
11 **Study** – Administrator Mekarski stated that the next item is the authorization for the
12 Village President to enter into an Agreement with Robinson Engineering for the
13 completion of the Water Modeling Study. This was before the Board at the last meeting
14 for discussion. Administrator Mekarski stated that the Village was negotiating for the last
15 few months for a Hydraulic Modeling Study of the Village's Water System with an effort
16 to extend water service to the Olympia Fields Country Club, and to provide some benefit
17 to the Village by equalizing the system on the east and west side of the Village providing
18 better pressure and better fire access for the Village's water supply. A copy of the Project
19 Service Agreement from Robinson Engineering, which includes a detailed scope of the
20 services, is in the Board Packet. Administrator Mekarski stated that the Agreement is
21 drafted in the full amount to the Village of Olympia Fields, which was suggested by the
22 Village Attorney to ensure that the Village has full control in the scope, the management
23 of the project, and the capture of all the data.

24
25 Administrator Mekarski stated that if the Board approves this, the second authorization is
26 for a Shared Cost Agreement with the Olympia Fields Country Club. The Olympia Fields
27 Country Club has given a Gentlemen's Agreement to share 50% of the cost not to exceed
28 \$7,000.00.

29
30 **Motion by Trustee Pennington, second by Trustee Meyers-Martin to authorize the**
31 **Village President to enter into an Engineering Service Agreement with Robinson**
32 **Engineering entitled "Water Distribution System Hydraulic Model and Analysis" –**
33 **Project Number 09-422, in an amount not to exceed \$14,000.00; with \$7,000.00**
34 **coming from the Village's Water Fund and \$7,000.00 from a Shared Cost**
35 **Agreement with the Olympia Fields Country Club, subject to the Olympia Fields**
36 **Country Club actually executing said Shared Cost Agreement.**

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

38
39 **Motion by Trustee Gibson, second by Trustee Pennington to authorize the Village**
40 **President to enter into an Agreement with the Olympia Fields Country Club for**
41 **reimbursement of shared costs associated with the completion of the Village's Water**
42 **Modeling Study.**

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

44
45 **MACC 2009 State of the Village Address Report** – Administrator Mekarski stated that
46 he had the honor to represent the Village President and the Board at the Matteson Area

1 Chamber of Commerce 2009 State of the Village Report. In the Board Packet is a copy of
2 Administrator Mekarski's comments. He believes that his comments were well received
3 by over 100 individuals that were in attendance.
4

5 President Jones stated that a Trustee is more than welcome to deliver that report and
6 represent the Village at that luncheon. All they have to do is let President Jones and
7 Administrator Mekarski know ahead of time. President Jones stated that he would love to
8 have an elected official participate in this. Trustee Gibson stated that Administrator
9 Mekarski did a wonderful job on the report. Trustee Pennington stated that it was great.
10 President Jones stated that Administrator Mekarski always does a great job.
11

12 **REPORT OF VILLAGE PRESIDENT:**

13
14 President Jones stated that he did not have a report this evening.
15

16 **UNFINISHED BUSINESS:**

17
18 **Garage Ordinance** – Trustee Ormsby stated that she, along with Trustee Gibson and Jim
19 Peterson are in the process of reviewing the Garage Ordinance.
20

21 President Jones inquired of Trustee Ormsby as to whether or not they would be proposing
22 an amendment to the Building Permit Ordinance to reduce some of the fees. Trustee
23 Ormsby stated that they are discussing the fee structure as well as the confusion in the
24 Ordinance.
25

26 **Lincoln/Western Avenue Corridor Study Meeting** – President Jones stated that we are
27 still trying to schedule the Lincoln/Western Corridor Study Special Joint Meeting. They
28 are looking at the first or third week in September. Administrator Mekarski will circulate
29 the proposed dates to the Board and the Plan Commission as soon as possible. President
30 Jones stated that if this Special Meeting does not occur, he is going to direct that the
31 presentations be made to the Board and the Plan Commission at one of the regularly
32 scheduled meetings. He would like to have the Joint Meeting with Chicago Heights, but
33 if their schedules don't permit that by September, then Olympia Fields will proceed with
34 its deliberations on the matter.
35

36 **The Traditions** – Administrator Mekarski stated that as an update, in the Board Packet is
37 a Supplemental Report regarding The Traditions. The Village has been working with
38 representatives from The Traditions Homeowners Association and their attorney
39 representing World Bank of Canada to see if we can work towards securing the funds for
40 capping that roadway. They are trying to get Iroquois who will be doing the paving at
41 Crawford to do the work.
42

43 Administrator Mekarski stated that he has a meeting setup with the Matteson Fire
44 Department to discuss some resolve to the Fire Suppression System that has been
45 rupturing in some of the quad buildings, thereby endangering life and property as the
46 drywall has been saturated with water and antifreeze. The system has to be pressured

1 down. There are still continual leaks. He stated that it looks like a manufacturer's defect.
2 It is a very complicated issue. President Jones wanted the Village to do whatever it could
3 to assist in their measures to try to get it corrected.
4

5 Trustee Pennington inquired of Administrator Mekarski as to whether or not any of the
6 structures in The Traditions have Chinese Drywall in them. President Jones stated that
7 they have not heard that allegation. He stated that there is a scandal going on that some of
8 the drywall that was being manufactured in China has a lot of defects in it, and it is
9 failing in many structures around the country. Trustee Pennington stated that all it takes is
10 water infiltration to destroy the drywall. Trustee Pennington stated that we are looking
11 into it from an insurance standpoint.
12

13 **Signs at Olympia Square** – President Jones inquired as to whether or not Burgundy
14 Bistro removed the "Meet the New Owner" sign. Trustee Pennington stated that it is still
15 up. President Jones stated that he wants that sign down. He wants Administrator
16 Mekarski to instruct Mr. Peterson that the sign is to be removed. If the sign is not taken
17 down, then President Jones wants tickets issued and fines assessed. President Jones stated
18 that we have waited and he is not waiting any longer.
19

20 Trustee Gibson stated that she wants the "Grand Opening" sign removed. She passed the
21 "Grand Opening" flag that is on Vollmer Road. She tried to remove it and couldn't.
22 President Jones stated that he didn't want her to do that because she could get hurt.
23

24 President Jones stated that Mr. Peterson is now under instruction that the Board wants
25 that sign down. If it takes Public Works to get it down, it is to be taken down. Trustee
26 Ormsby stated that it is the same situation with Currie Motors. President Jones stated he
27 wants Currie Motors ticketed. Trustee Gibson stated that most of the Currie Motors signs
28 are gone. There is only a couple left. Trustee Gibson stated that the last time she and
29 Trustee Gibson met with Mr. Peterson, Trustee Gibson saw a huge balloon there and she
30 called Mr. Peterson because there was no Permit for the balloon. She stated that the
31 balloon is gone.
32

33 President Jones stated that as far as Currie Motors is concerned, the Village would be a
34 little bit more lenient. President Jones stated that the signs that we want down at Olympia
35 Square are coming down or tickets are going to be issued.
36

37 Trustee Gibson stated that representatives from Burgundy Bistro were not at the meeting
38 they had, but they did state that they would do whatever the Village instructed. Trustee
39 Gibson stated that we told them what signs had to be removed. Administrator Mekarski
40 stated that he thought there was confusion on the part of Burgundy Bistro. He had
41 mentioned that the Board would like to have that sign down immediately. She took the
42 sign down from the corner. Trustee Gibson stated that Mr. Peterson told her about
43 removing the sign. President Jones stated that is it. No more leniency and no more
44 waiting.
45

1 **Harold Motors Lots** – President Jones stated that the lots at Harold Motors have not
2 been cleaned up. There are still weeds there. Mr. Salamone had promised Mr. Peterson
3 that this would be taken care of. Mr. Salamone's credibility with President Jones is not so
4 good now. Administrator Mekarski stated that he personally drove to the site with Mr.
5 Salamone. Trustee Pennington stated that the grass has been cut.

6
7 **Lot Next Door to Village Hall** – President Jones stated that he does not know what is
8 going on next door. Mr. Peterson had informed President Jones that the Village was
9 going to clean up that lot. Trustee Pennington stated that it is in bad shape. President
10 Jones stated that the grass is cut but the weeds are there. Administrator Mekarski stated
11 that the sign structure is falling apart. President Jones stated that we know who owns the
12 property. Call up his brother and tell him to fix his property.

13
14 **Currie Motors** – Trustee Gibson stated that she doesn't have a whole lot of problems
15 with the signs in regard to Currie Motors. However, the lifts that they put the cars on are
16 crumbling down. Trustee Ormsby stated that we told them to fix them or remove them.
17 Trustee Gibson stated that they are totally destroyed. They couldn't put a car on them for
18 any reason. Trustee Ormsby stated that they are so unsightly. Trustee Gibson stated that
19 has to be removed.

20
21 President Jones instructed Administrator Mekarski to speak with Matt Currie about
22 getting it together. He stated that the Village is putting all this time and effort in to
23 improve their investments, and Administrator Mekarski is working to assist Currie with
24 his economic development, but the Village is not seeing any reciprocation in terms of
25 maintenance of these properties.

26
27 **Valero** – Trustee Gibson stated that Valero sits right in the middle of our TIF
28 arrangement. She stated that ugly piece of property wants to have a Liquor License and
29 the Village is trying to attract some big box. She stated that Valero should be ticketed.
30 The place is dirty. There are weeds growing there. Trustee Ormsby inquired of President
31 Jones as to whether or not she and Administrator Mekarski could make a site visit.
32 Administrator Mekarski stated that he would be happy to do that. President Jones stated
33 that they could make a site visit. Trustee Gibson stated that she hopes that they are nice to
34 them when they go inside. Administrator Mekarski stated that the entire Management
35 Team was present this evening and they might be a little sensitive. Trustee Ormsby stated
36 that it is unsightly.

37
38 President Jones stated that we should give them an opportunity to fix things up. The
39 matter will be up before the Board for formal debate on August 24th. He suggested
40 waiting until then and see how they respond to the things that were stated this evening.
41 President Jones stated that may or may not be a factor in how the Board analyzes the
42 situation on August 24th. Trustee Ormsby stated that is a major gateway into our Village.
43 It is a major corner.

1 **NEW BUSINESS:**

2
3 **Burgundy Bistro** – Trustee Meyers-Martin stated that Burgundy Bistro has been trying
4 to attract new customers to the restaurant. There is entertainment there. This past
5 weekend Dena Spivey was there. Trustee Meyers-Martin stated that Dena Spivey
6 performs at the Olympia Fields East Christmas Party every year. She will be back at
7 Burgundy Bistro this Saturday. The performance is from 6 to 8:30 P.M. She encouraged
8 everyone to attend the performance.

9
10 President Jones stated that Dena is a fabulous singer. She has performed all over the
11 world. She resides in Olympia Fields. He stated that the Village has been very supportive
12 of Burgundy Bistro. He stated that the Volunteer Reception was held there. Two Gift
13 Certificates were donated from there for the Mayors and Managers Association. They
14 were purchased from the Golf Outing Funds. He stated that the Village Christmas Party
15 was held there. President Jones encourages the residents to go to Burgundy Bistro.
16 Administrator Mekarski suggested that it might be a good place for a Homeowners
17 Association Meeting.

18
19 Trustee Gibson stated that there is a group from Chicago that is performing in a play at
20 Prairie State and she arranged for cocktails for a group of 40 at Burgundy Bistro on
21 Saturday. Trustee Pennington stated that they have a fantastic Sunday Brunch. It is very
22 reasonable and it is well attended. Trustee Pennington stated that his club meets there
23 rather frequently.

24
25 **Farmer's Market** – Trustee Ormsby stated that there is a really nice Farmer's Market at
26 Olympia Square. It has some really nice vendors that have great cheese, olives, and bake
27 goods.

28
29 **RESIGNATIONS AND APPOINTMENTS:**

30
31 President Jones stated that he did not have any Resignations and Appointments.

32
33 **ADJOURNMENT:**

34
35 **Motion by Trustee Pennington, second by Trustee Nale to adjourn at 8:57 P.M.**
36 **Voice Vote: All Ayes (6-0) Motion Carried.**

37
38 **Respectfully submitted by Faith Stine.**
39
40
41