

1 position of Police Officer in the Village of Olympia Fields, in the County of Cook, the State of
2 Illinois, do solemnly swear that I will support the Constitution of the United States, the
3 Constitution of the State of Illinois, and all Ordinances of the Village of Olympia Fields, and that
4 I will faithfully discharge the duties of the position of Police Officer to the best of my ability.”
5 Village President Meyers-Martin congratulated Officer Baker and stated “Welcome Aboard.”
6 Trustee Gibson congratulated Officer Baker. (There was a round of applause).

7
8 Village President Meyers-Martin administered the oath to Officer Dominic DeMarchi as follows:
9 “I, Dominic DeMarchi, having been appointed to the position of Police Officer in the Village of
10 Olympia Fields, in the County of Cook, the State of Illinois, do solemnly swear that I will
11 support the Constitution of the United States, the Constitution of the State of Illinois, and all
12 Ordinances of the Village of Olympia Fields, and that I will faithfully discharge the duties of the
13 position of Police Officer to the best of my ability.” Village President Meyers-Martin
14 congratulated Officer DeMarchi and stated “Welcome to the Village of Olympia Fields.” Trustee
15 Gibson congratulated Officer DeMarchi. (There was a round of applause).

16
17 Village President Meyers-Martin thanked the family members for being here and for joining us
18 for this swearing-in.

19
20 Chief Krull stated that we are very happy to have these two fine young gentlemen onboard here.
21 This process started over a year ago. He stated that he has to give credit to Trustee Gibson and
22 her Public Safety Committee for allowing him to have a formal written test, and all the other
23 hoops that these two gentlemen had to jump through, including a full psychological exam and a
24 full physical exam. That is something that he wanted to instill here. He believes that we have a
25 very strong foundation with these two gentlemen.

26
27 Chief Krull stated that Officer Baker has an Associate’s Degree in Criminal and Social Justice
28 from Harold Washington College. Previously, he worked for the Village of Calumet Park’s
29 Police Department for three and a half years. He has been trained as an Evidence Technician and
30 a Truck Weight Enforcement Officer. He brings lots of good training with him already. Chief
31 Krull stated that he is glad to have him onboard.

32
33 Chief Krull thanked Officer DeMarchi for being here. He knows that it was a stretch to get him
34 here but he appreciates it. Officer DeMarchi has a four-year Degree in Criminal Justice
35 Administration from Lewis University. He previously worked for the Village of Thornton’s
36 Police Department for two-years prior to joining our family. These officers come trained already.
37 They are currently in their Field Training Program. They have about another month to go on that.
38 Sometime in January they will have to attend the 80-hour Transitional Forces Academy. He is
39 certain that they will complete that without a problem. (There was a round of applause).

40
41 Village President Meyers-Martin stated that the Village of Olympia Fields has always had
42 excellence in our Police Department and our Public Safety, thanks to Chief Krull and Deputy
43 Chief Scott Morgan and all of the officers. Our residents have very high standards. They rely on
44 the expertise and the professionalism of our police officers. She knows that you will fit right in
45 and that from day one you will be working with us in concert to continue to keep crime low, and
46 the reliability of our police officers with the residents of the Village of Olympia Fields. She
47 stated thank you again, and welcome aboard.

1 Village President Meyers-Martin stated that we are going back to our regular Board Meeting. If
2 you would like to leave you certainly can, but you are welcome to stay. We love to have
3 company.

4
5 **APPROVAL OF MINUTES:**

6
7 **Motion by Trustee Gibson, second by Trustee Pennington to suspend with the reading of**
8 **the Minutes of the July 11th, 2016, Special Board Meeting, and the July 25th, 2016, Special**
9 **Board Meeting.**

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

11
12 **Motion by Trustee Pennington, second by Trustee Gibson to approve the Minutes of the**
13 **July 11th, 2016, Special Board Meeting, and the July 25th, 2016, Special Board Meeting as**
14 **presented.**

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

16
17 **BILLS FOR APPROVAL:**

18
19 Village President Meyers-Martin stated that you have before you tonight Bills for Approval in
20 the amount of \$238,117.76. There is a Cover Memo in the Board Packet designating the more
21 significant payouts.

22
23 Trustee Byrd stated that he would like the language in the Memo for the \$280.43 payout to read
24 as follows in the second paragraph: "It is my recommendation that the Village reimburse Mr.
25 Williams for one tire in the amount of \$280.43 due to puncture of a vehicle tire in our lot and the
26 lack of evidence that would suggest the incident occurred elsewhere." Currently, it reads: "It is
27 my recommendation that the Village reimburse Mr. Williams for one tire in the amount of
28 \$280.43 due to care and custody of vehicles..." The Village does not have care and custody of
29 the employees' vehicles.

30
31 Trustee Gibson stated that to her it was a questionable incident, which so far cannot be proven.
32 However, we have a responsibility as a Board and as a town to a loyal employee to at least
33 support and assist when this occurred on Village property. We had an amount which was half of
34 the \$1,100.00 that Ira had to spend. It is her opinion that we need to go back to that half and half
35 if we are going to support a loyal employee.

36
37 Trustee Pennington inquired how we arrived at this new figure \$280.43. Mr. Landini stated that
38 is the cost of one tire according to the Invoice. The total Invoice was \$1,124.00 divided by 4 is
39 one tire. Trustee Pennington stated that he is confused. Were we talking about one tire at the last
40 Board Meeting before we tabled it for further investigation? Trustee Byrd stated that he thought
41 we were talking about two tires. Mr. Landini stated that there were two at the last one. The
42 recommendation was that the Board would be willing to pay for one tire, because it was literally
43 one that was damaged. Two were on there as far as balance from a damaged tire and balancing to
44 keep the alignment on the vehicle. That is why it got resubmitted for one tire. Trustee Pennington
45 stated that he didn't believe that the Board approved the payment of just one tire. Administrator
46 Mekarski stated that you didn't. You just tabled it. Trustee Byrd stated that we tabled it. Trustee
47 Pennington stated that he understands that point.

1 Olympia Fields, and providing an additional shopping resource for the entire region. We know
2 that most of our customers will be coming from outside of the Village of Olympia Fields. That
3 doesn't matter because all of that money is green and very, very welcome to us here in the
4 Village of Olympia Fields. Although there were members of the public in the audience, no one
5 wished to address the Board. Village President Meyers-Martin closed Communications &
6 Petitions at 7:18 P.M.

7
8 **CONSENT AGENDA:**
9

10 **A. Recommendation for Payment of Invoice #16070146 to Robinson Engineering for Work**
11 **Completed in Connection with the Vollmer Road Reconstruction Preliminary Engineering**
12 **Project (Project No. 14-590) in the amount of \$58,341.55.**
13

14 Village President Meyers-Martin stated that brings us to our Consent Agenda Item 8(A). This is
15 an item that is fairly routine for the Village. This is a continued payout for the Vollmer Road
16 Engineering Project. It is Project No. 14-590 which many of you will recall is Phase 1 of finally
17 addressing the insanity that goes on at Vollmer Road and Kedzie with the striking of the bridge,
18 and the trucks being stuck under the bridge, and the trucks getting down there and having to back
19 out and traffic being disrupted for hours on end. This is Phase 1 of the Engineering that is
20 necessary in order to address that. We will be lowering that road. We will be widening those
21 lanes and allowing for bike and pedestrian traffic along there as well. It is a very major project.
22 We are getting funds from IDOT in order to do that. The Engineering is part of a \$1,000,000.00
23 Grant that we received from IDOT. The matching funds are coming from Cook County. They all
24 understood after we had our Stakeholder Meeting that this was absolutely necessary in order to
25 address this issue once and for all. She is very excited about that.

26 **Motion by Trustee Pennington, second by Trustee Gibson to approve Consent Agenda Item**
27 **8(A).**

28 **Voice Vote: All Ayes Motion Carried.**
29

30 **FINANCE:**
31

32 **May, June and July 2016 Financial Statements** – Trustee Byrd stated that he has the Revenue
33 and Expenses for May, June, and July. He has the Treasurer's Report. Trustee Byrd stated that
34 Don Theobald, the Village Treasurer, will give a Quarterly Report.
35

36 Trustee Byrd stated that the May, June, and July Reports are pretty much accurate compared to
37 the prior years due to the fact that Betty is onboard. She is doing more of an Audit at the end of
38 each week when the bills are paid. We want to make sure that things are current. In the past it
39 was September before the Auditors came in before we had the Expenses for the prior years
40 adjusted to the right Fiscal Year. Since Betty is here that is not happening anymore. We should
41 have current Reports each month on that.
42

43 Trustee Byrd stated that if you look at May's Treasurer's Report, there is \$5,479,459.35. It
44 shows you the total amount of the Interfunds, and the General Fund, and the funds that are owed
45 to that General Fund and the total there. The total for May was \$5,479,459.35. The graph shows
46 you the Financial Institutions those monies are in. The Financial Institutions that we use in order

1 to hold those funds are as follows: Bank Financial, Seaway, Illinois Funds, First Midwest, IMET,
2 US Bank, Harris, MB Financial, Chase Bank, and Wells Fargo.

3
4 Trustee Byrd stated that if you go to the Revenue and Expense sheet for May, mainly the
5 Revenue for May exceeded our Budget in the General Fund. We had a Budget of \$391,304.00.
6 Our actual Revenue for May was \$439,136.00. The Water Fund and the Sewer Fund were
7 slightly under Budget.

8
9 Trustee Byrd stated that if you look at the Expenses in the General Fund the Village had
10 budgeted \$699,833.00. Our actual Expenses were \$648,111.00. He stated that Expenses for the
11 month of May was lower for all three Funds. Our Expenses were kept in line for May.

12
13 Trustee Byrd stated that the Treasurer's Report for June shows a total Cash Balance of
14 \$5,408,676.94. It has the banks listed that those Funds are in.

15
16 Trustee Byrd stated that the June 2016 Revenue column, the actual Revenue exceeded our
17 Budget Revenue in the General Fund. There was a slight deficit in what we were expecting in
18 Revenue compared to our Budget for the Water Fund for the month of June. The Sewer Fund
19 exceeded its Revenue for the month of June.

20
21 Trustee Byrd stated that the actual Expenses for the General Fund were slightly higher than what
22 was budgeted. It is about \$9,000.00 higher than what was budgeted for the month of June. The
23 Water Fund Expenses were slightly higher than what was budgeted for the month of June. Our
24 Sewer Expenses were approximately \$165,000.00 more. The Village budgeted \$153,444.00 in
25 Expenses. The actual Expenses for the Sewer Fund were \$317,738.00. Mr. Theobold will fill in
26 more when he does the Quarterly Report.

27
28 Trustee Byrd stated that for the month of July, the total for the Treasurer's Report was
29 \$5,490,860.25. The Bank Institutions and the dollar amounts in each are listed as well.

30
31 Trustee Byrd stated that the Revenue side for July in the General Fund, the Village budgeted
32 \$789,507.00. The actual Revenue was \$723,330.00. It was slightly under what the Village had
33 budgeted for. We are pretty much online for the first three months.

34
35 Trustee Byrd stated that in the Water Fund the Village budgeted \$199,913.00 in Revenue. The
36 actual Revenue was \$149,262.00. In the Sewer Fund the Village budgeted \$136,204.00 in
37 Revenue. The actual Revenue was \$108,364.00. All three Funds fell less in Revenue for the
38 month of July.

39
40 Trustee Byrd stated that the Village budgeted \$602,626.00 in Expenses for the General Fund.
41 The actual Expenses were \$480,662.00. He stated that with Betty being here we have actual
42 dollar amounts showing here and actual Budget amounts showing here.

43
44 Trustee Byrd stated that in the Water Fund there was \$170,283.00 budgeted in Expenses. The
45 actual Expenses were \$119,832.00. In the Sewer Fund the Village budgeted \$84,251.00 in
46 Expenses. The actual Expenses in the Sewer Fund were \$23,374.00. All of the Expenses were
47 less than what was budgeted for in the month of July.

1 Trustee Byrd stated if you look at the “Year to Date Surplus/Deficit” which takes into June and
2 July, we were budgeting to have a deficit of \$267,419.00. The actual deficit is \$80,124.00. We
3 are \$180,000.00 in the positive side in the General Fund. In the Water Fund we budgeted to have
4 a \$134,998.00 surplus. The actual surplus is \$83,235.00. We are slightly under there on our
5 Budget for the Year to Date on the Water Fund. In the Sewer Fund we budgeted to have a
6 \$66,064.00 surplus. We are currently at a \$76,355.00 deficit.

7
8 Trustee Byrd stated that you have the Detailed Reports for May, June, and July. If you have any
9 questions on those please ask me or you can ask Cynthia Saenz our Financial Director.

10
11 **1st Quarter Treasurer’s Report – Don Theobold, Village Treasurer** – Mr. Theobold stated
12 that Betty is passing a Report out to you. This Report is intended to give you a 40,000 foot
13 overview of where you stand. Trustee Byrd did a good job in doing that. Mr. Theobold stated
14 that the way this Report is presented it summarizes the General Fund, the Water Fund, and the
15 Sewer Fund. The top section gives you what the total Budget is for the General Fund in the first
16 column. The Budget for the first three-months is in the second column. And the actual activity is
17 in the third column through July 31st. The final column is a variance column.

18
19 Mr. Theobold stated that the projection of the Village as of the Budget preparation projected a
20 \$267,000.00 deficit when in actuality it came in at only \$80,000.00 which is a positive variance
21 of \$187,000.00 for the first three-months. The first three-month Report is a very short period of
22 time to get too upset about good things or bad things. We just want to make sure that we are
23 understanding and tracking where it is headed.

24
25 Mr. Theobold stated that in the Water Fund the same four columns present actual results in the
26 third column of \$83,000.00 positive when you had projected a \$134,000.00 positive excess. That
27 is slightly less than what we would expect by about \$51,000.00. We have identified that there are
28 some collections that are a little bit less than what we had anticipated. He stated that Betty and
29 Cindy will be tracking that to see how that is working out. We can continue to report to you on
30 that. We want to make sure that is trending in accordance with the Budget.

31
32 Trustee Pennington inquired of Mr. Theobold whether or not that is the sole problem for the
33 deficit. Mr. Theobold stated that is a significant piece of it. The deficiency just in the Water
34 Revenue is \$106,000.00 for the three-months. He stated that in essence there are some positive
35 variances due to timing in the expenditure side to get you to the net number that he reported. It is
36 very similar in the Sewer Fund. The projected surplus in the Budget in the second column is
37 \$66,000.00. The actual results were a negative \$76,000.00 due mostly to the Capital Projects that
38 were done in the first quarter. If you adjust for that it is pretty close to break even. That is the
39 short snapshot Report that we provide from the Treasurer’s Department.

40
41 Mr. Theobold stated that the Audit is in process. We like to track how things are moving within
42 the Audit process. He stated that what could happen in the Audit process is you could have Audit
43 Adjustments proposed, or in this time period you could have Cindy or Betty analyzing accounts
44 and making adjustments. He stated that in April Trustee Byrd reported to you where the Fiscal
45 2016 ended up subject to Audit. Now we have a little bit more of an updated number since the
46 Audit is in process. This isn’t the final number.

47

1 Mr. Theobold stated that Trustee Byrd had reported that there was a \$236,000.00 surplus in the
2 General Fund. Right now that is a little bit lower at \$187,000.00. In the Water Fund Trustee Byrd
3 had shown that it was at \$167,000.00 as of April 30th. With some adjustments that is now
4 \$102,000.00. The Sewer Fund was projected to be a deficiency of \$675,000.00. The actual
5 results with some adjustments have increased that to about a \$705,000.00 deficiency due to the
6 Capital Projects Line Item.

7
8 Village President Meyers-Martin inquired whether or not Mr. Theobold could explain so the
9 audience has a better understanding of these numbers and why they are what they are in the first
10 three-months. She stated that in a lot of cases it's timing, and many other issues enter into why
11 you are having deficits in some of the Funds.

12
13 Mr. Theobold stated absolutely. He stated that at the end of the year everything has happened
14 that we are going to have happen and the books reflect that. There are no projections or
15 adjustments to try to understand it better because you have the 12-month final. We look at one
16 quarter and we could be budgeting something in that first quarter that will only take place in the
17 second quarter. We try to account for that when we do our Budgets by month. There are things
18 that happen due to timing that will challenge you in understanding these numbers. It is their
19 intent to look at this and see the trending and identify areas that they should be watching closer,
20 and then hopefully the next Quarter report that the Water Revenue number for instance was
21 showing a little bit better positive number than the first quarter had shown.

22
23 Trustee Pennington inquired of Mr. Theobold whether or not he sees any trends occurring in
24 Quarter 2. Mr. Theobold inquired whether or not Trustee Pennington was referring to just the
25 month of August really. Trustee Pennington stated yes. Mr. Theobold stated that we haven't
26 closed August yet.

27
28 Mrs. Saenz stated that we have not closed August yet. We will have an additional Real Estate
29 Tax collection. We will see additional Revenues there. In the Water and Sewer Funds the first
30 two-months we are collecting for last Fiscal Year's usage. Once we get into the second quarter
31 we will actually be collecting for the current Fiscal Year's usage and that's where we will see
32 some of those increases.

33
34 Trustee Pennington stated that is where the collection issues are coming in in terms of the
35 lateness in receiving those funds. Mrs. Saenz stated exactly. Our billing cycle is a two-month
36 billing cycle. She stated that when we issue those bills in May, that's actually for service from
37 March and April. In June that is for service in April and May. So we are always two-months
38 behind when it comes to our Revenues for Water and Sewer.

39
40 Village President Meyers-Martin stated therefore timing brings us those kinds of negative
41 numbers. Mrs. Saenz stated correct.

42
43 Mr. Theobold stated a specific example of what you are pointing out to make it a little bit more
44 understandable, for the first three-months Sales Tax Revenues are coming in at \$36,000.00 less
45 than what we had anticipated. We take that into account and watch that to see if that makes
46 sense, or if there was a subsequent month start to average that out more towards the Budget. We
47 are not so scientific that we take exactly what we project sales to be at all of the commercial

1 business in town and divide that into the 12 months. We just take the total projection and divide
2 that by 12-months. This \$36,000.00 could grow as a deficiency or it could start to go away which
3 is obviously the hope. We are watching the good things as well as the bad things. State Income
4 Taxes were \$53,000.00 more than what was anticipated when the Budget was put together. There
5 are pluses and minuses that you are tweaking and looking at as we go forward.

6
7 Trustee Byrd thanked Mr. Theobald and Mrs. Saenz.

8
9 Mr. Nate Grant stated that he apologizes for interrupting. Mr. Grant inquired of Village President
10 Meyers-Martin whether or not it is possible to get copies of these Reports.

11 **Motion by Trustee Byrd, second by Trustee Pennington to suspend the rules.**

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

13
14 Mr. Grant inquired of Village President Meyers-Martin whether or not it is possible for the
15 audience to have a copy of these Reports, both the Report that was reported on earlier and this
16 Report, so we can understand what you are saying as you go along with it. He is sure that you
17 could FOIA it and all of that. It seems to him that if these are public records it could be easier for
18 them to understand, at least for his understanding.

19
20 Village President Meyers-Martin stated that the Report is all public knowledge and certainly
21 available to anyone that requests it. We just have not been as a rule providing that at the
22 Meetings. We feel that the explanations are on point in terms of what's going on with the
23 Budget. However, if there are people that would like to have that information we certainly can
24 provide it.

25
26 Mr. Grant inquired whether or not it would be provided at the Meeting so they can see it as you
27 are explaining it.

28
29 Village President Meyers-Martin stated that we will certainly look into that. It has always been
30 that somebody didn't understand what they heard and they will come to us and ask for the
31 Report. We happily would make that available to them, and if they had questions once they had
32 it in front of them that always sufficed in the past.

33
34 Mr. Grant stated well just as the Board would have questions after he makes the presentation, it
35 could be the audience would have questions. He inquired whether or not he could have a copy of
36 those Reports after today's Meeting. Village President Meyers-Martin stated you certainly may.
37 Mr. Grant stated thank you.

38 **Motion by Trustee Pennington, second b Trustee Gibson to go back into Open Session.**

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

40
41 **BUILDING:**

42
43 **Landscape Awards** - Trustee Hudson stated that she did not have a Formal Report. Trustee
44 Hudson stated that the Beautification Committee will be giving out Certificates to the people that
45 will be receiving them for their beautiful yards. The Certificates will be presented at the Board
46 Meeting on September 12th.

47

1 **PLANNING:**

2
3 **T-Mobile’s Request to Construct a Monopole Cell Tower** - Trustee Pennington stated that he
4 wanted to alert the Board that the Planning and Zoning Commission met on Tuesday, August
5 16th to review the Petition by T-Mobile for the construction of a Monopole Stealth Cell Tower to
6 be located on or near Governors Highway and Route 30 just immediately behind the GFS
7 Facility. After public comment and deliberations by the Commissioners, the Commission voted
8 to deny the Petition presented by T-Mobile based upon the fact that the Petitioner did not meet
9 the minimum qualifications in terms of acreage for this site. Our Ordinance specifically states
10 that our site should be two-acres at a minimum. Their request was for 1.6 acres. We anticipate
11 that the Petitioner will return to the Planning and Zoning Commission to seek an exception to our
12 Ordinance. We will take it up at that time. This is still developing. Trustee Pennington stated that
13 he will report out on the activities subsequent to this particular Meeting.

14
15 **PUBLIC WORKS:**

16
17 Trustee Waite stated that he did not have a Formal Report this evening.

18
19 **HUMAN RESOURCES:**

20
21 Village President Meyers-Martin stated that we will not have a Report for Human Resources this
22 evening.

23
24 **PUBLIC SAFETY:**

25
26 **Information Only: Certificates of Appreciation for DUI Enforcement (Patrol Officer Dan**
27 **Kickert, Corporal Mike Mayden and Patrol Officer Riley Mayor)** – Trustee Gibson stated
28 that she has three Reports to share with you this evening. She stated that none of them requires a
29 Motion. It is for information only. The first one is The Olympia Fields Police Department was
30 notified by AAIM, which is the Alliance Against Intoxicated Motorists that three of our officers
31 were going to receive “Certificates of Appreciation” for their driving under the influence
32 enforcement efforts in 2015.

33
34 Personnel receiving Certificates of Appreciation and recognition as some of AAIM’s “Top
35 Cops” are: Patrol Officer Dan Kickert; Corporal Mike Mayden; and Patrol Officer Riley Mayer.

36
37 These officers should be recognized and commended for their exceptional DUI enforcement and
38 dedicated public service.

39
40 Copies of the Certificates are attached for reference purposes only.

41
42 Trustee Gibson stated that the three officers received Certificates stating: “In Recognition of
43 Commendable DUI Enforcement, Olympia Fields Police Department, Alliance Against
44 Intoxicated Motorists.”

1 **Information Only: Detective Mark Akiyama Recognition** – Trustee Gibson stated that the
2 second item is as follows: The Chief of Police received a thank you letter from Sauk Village
3 Chief of Police Robert Kowalski reference the actions of Detective Corporal Mark Akiyama.
4
5 Detective Corporal Akiyama assisted the Sauk Village Police Department with a complex
6 investigation which involved cellular telephone forensic investigation, i.e., “phone dumping.”
7
8 As a result of the investigation and the expertise demonstrated by Detective Corporal Akiyama,
9 the Cook County State’s Attorney’s Office used the information and evidence obtained from the
10 cellular telephone to charge a repeat offender with multiple counts of Dissemination of Child
11 Pornography.
12
13 Detective Corporal Akiyama should be recognized and commended for his actions.
14
15 A copy of Chief Kowalski’s letter is attached for reference purposes only.
16
17 Trustee Gibson stated that she is sure that it will be included in his personnel folder.
18
19 **Information Only: Central Baptist Church Law Enforcement Appreciation Service** –
20 Trustee Gibson stated that the third item is Reverend Jeff Dalton and parishioners from the
21 Central Baptist Church invited all Olympia Fields Police Department personnel to attend a Law
22 Enforcement Appreciation Service on Sunday, August 14th.
23
24 Chief Krull, Corporal Lopez, and Patrol Officer John Pearson attended the service and were
25 recognized by the parishioners. After the service, the parishioners invited Olympia Fields Police
26 Department personnel to attend their annual church picnic as their honored guests.
27
28 During the service and the picnic, a stronger relationship was formed between the community
29 and the Olympia Fields Police Department.
30
31 Chief Krull addressed the parishioners during the picnic, thanking everyone for their concern,
32 support, and the opportunity to interact with everyone from the congregation.
33
34 Central Baptist Church not only showed their support during the church service and their annual
35 picnic, but announced their support for everyone to see on their message sign located on 203rd
36 Street and Vollmer Road.
37
38 A copy of the program and a picture of the message sign are attached for reference purposes
39 only.
40
41 Trustee Gibson stated that the one sign reads as follows: “Blessed are the peacemakers: for they
42 shall be called the children of God.” Trustee Gibson stated that Central Baptist Church is on
43 Governors Highway a little south of here. On their marquee there was this sign: “Welcome
44 Olympia Fields Police We Support You.” It went on to say what time the services were. They
45 were very, very excited about the presence of our Olympia Fields Police Department.
46
47

1 **REPORT OF THE VILLAGE ADMINISTRATOR:**
2

3 **Discussion on Non-Home Rule Sales Tax** - Administrator Mekarski stated that we are very
4 pleased tonight to give you a short presentation on a financial strategy that will maintain our
5 long-term fiscal sustainability. He stated that he is going to preface some brief remarks and then
6 he will turn the floor over to Betty Zigras and Cindy Saenz who have worked on a PowerPoint
7 Presentation explaining this to the public. He will have some closing comments and the Board
8 will have some deliberations on this matter. This is a follow-up to a Work Session that we held
9 on August 16th with the Board of Trustees. We met with two additional Trustees today who were
10 not able to attend the meeting on the 16th. We have been discussing this for two Fiscal Years.
11

12 Administrator Mekarski stated that in 2006 this Board did something literally outstanding when
13 you look at all the Municipalities around the region. We crafted with the assistance of Don
14 Theobold's Team a very detailed and comprehensive Long-Range Financial Plan. At the time it
15 was called the "2015 Plan." It has evolved now to the "2030 Plan." This was unlike any Long-
16 Range Plan that Municipalities typically do. It had layers and layers of sophisticated tied-in
17 Spreadsheets that we would track every Revenue and expenditure that the Village would make.
18 We would monitor and await new growth from Economic Development, and the impact of every
19 single new individual coming into the Village, and it would trickle down into all Funds to give us
20 a detailed financial picture. He stated from that we were able to demonstrate that back in 2006
21 this Village was precipitously falling into major deficit conditions if it wasn't for a strategy to
22 raise the Village's Property Tax. In 2007 by an overwhelming majority some 63% or 68%, this
23 Village raised its Property Tax bringing new Revenues to provide fiscal sustainability. We
24 demonstrate in the 2030 Plan that every seven-years the Village needed to look at new Revenue
25 mechanisms. The thought at that time was that we would do moderate increases in our local
26 Property Tax rate. This changed with the Recession. He stated that from 2008 literally through
27 2012 and trickling thereafter, a Property Tax increase was not reasonable and it was ruled by this
28 Board not to be reasonable.
29

30 Administrator Mekarski stated that fortunately we were very aggressive with Economic
31 Development. The opening of the new Super Wal-Mart, one of the last Wal-Mart's in the
32 country is going to provide a substantial amount of new Sales Tax. Currently, we only collect 1%
33 of Local Sales Tax. We are a Non-Home Rule Community. The surrounding communities as you
34 will see from the Report, collect 2% generally all around their borders. We now have an
35 opportunity to ask the voters, ask the residents, to come to the Presidential Ballot and a local
36 Referendum if this Resolution is approved tonight would be on the ballot increasing our Non-
37 Home Rule Sales Tax from zero to one. Thereby moving the Village overall from a 1% Sales
38 Tax to a 2% Sales Tax.
39

40 Administrator Mekarski stated that the 1% additional Sales Tax only applies to general goods. It
41 doesn't apply to groceries or prescriptions and drugs. The reason this is significant is because it
42 will largely be paid by non-residents. In 2008 Wal-Mart had a trade area of approximately six
43 miles in circumference. Since 2008 the Matteson Store closed. It moved south and west about
44 three-miles. The Glenwood Store is closing and moving about three-miles north on Halsted near
45 80 by the old Kmart Building. Our trade area is stronger. It is about nine-miles. If you look at the
46 population of the nine-mile trade area of Wal-Mart it is probably 60,000 to 70,000. We are only
47 5,000. We are only 12% of that trade area. We feel very confident that the majority of the people

1 making expenditures at Wal-Mart will be non-residents. This is an opportunity to capture new
2 Revenue and start to become like Tinley Park and Orland. When you make purchases at Tinley
3 Park or Orland, whether it be a restaurant, or whether we go to the mall, or to Trader Joe's or
4 Whole Foods, every time you make an expenditure there you are paying for their roads, their
5 parks, their police, and all the major budgetary elements.
6

7 Administrator Mekarski stated that one protection that this new law has if it gets passed by
8 Referendum, is that it is a Restricted Fund. It can't be used for general purposes. It can be used
9 for infrastructure, water, sewer, roads, flood protection, and limited equipment, police equipment
10 like body cameras, a DPW backup. In a second Resolution you will see how the Board has
11 restricted those funds even further in an open and transparent fashion.
12

13 Village President Meyers-Martin stated that she wanted to make a correction on the Agenda. She
14 stated that David's Report was not included under the Village Administrator and your
15 PowerPoint was not included at all in terms of the Report of the Village Administrator. She
16 wanted to correct the Agenda so that you are officially under David's Report. Village President
17 Meyers-Martin stated that she will be bringing the Resolution and that vote before the Board
18 under her Report. This PowerPoint was presented before as part of our Financial Town Hall
19 Meeting where we did provide this information to the Presidents of the Homeowners
20 Associations related to another matter. This was our effort to show to the audience, to the
21 residents, how monies are spent and what they are spent on, and how they don't satisfy some of
22 the needs for services within the Village. We have shown this before. She believes it is a very
23 powerful PowerPoint.
24

25 **PowerPoint Presentation by Betty Zigras and Cindy Saenz** – Mrs. Zigras stated that this
26 presentation is a presentation that we presented before the Board and Finance Committee on
27 August 16th. It is to discuss the Non-Home Rule Sales Tax. The Non-Home Rule Sales Tax what
28 is proposed is a 1% Sales Tax increase within the businesses of Olympia Fields. This does not
29 apply to food or prescription drugs, or titled registered vehicle items. The Village does not have
30 such items in the Village. The Projected Annual Revenue would be \$735,000.00 from the Non-
31 Home Rule Sales Tax. The revenue would be used to partially fund Road Projects, to partially
32 fund Water Projects, and to partially fund Storm Water Sewer Projects. In addition, we also
33 discussed flood control and public safety equipment.
34

35 Mrs. Zigras stated that some of the Capital Projects within the Village of Olympia Fields that we
36 have in our 2030 Long-Range Plan which can be partially funded by this Non-Home Rule Sales
37 Tax is the Phase 2 Road Resurfacing Project. It is slated to begin in 2019. The 203rd Street
38 Crawford to Kedzie Street resurfacing is a \$780,000.00 Project. The local match is \$266,000.00.
39 That is slated to begin in 2020. And we have the Kedzie/Olympian Way-Vollmer to Route 30
40 Street Resurfacing.
41

42 Administrator Mekarski stated that about three-years ago we did the Phase 1 Road Program. It
43 was \$1,500,000.00 of roads. We did that without raising Property Tax. We did that without any
44 kind of new fees. We funded that with our Motor Fuel Tax dollars. What is remaining is the
45 other 50% of that program which is estimated at \$750,000.00. We would amortize that over 20-
46 years.
47

1 Mrs. Zigras stated that additional projects are the Oak Lawn Regional Water System Project. The
2 Village obtains its water from Oak Lawn. Oak Lawn is instituting a major Capital Improvement
3 Project. The cost to the Village would be \$5,000,000.00. If we did not institute this Non-Home
4 Rule it could raise the water rates about 9.5% or a \$1.41 per 1,000 gallons. This Non-Home Rule
5 Sales Tax would not bring water rates down, but it would help mitigate the increase of water
6 rates.

7
8 Administrator Mekarski stated that it is important to note that the Mayor and the Board are
9 looking at a full array of alternatives. There is a demand by Oak Lawn for us to adopt a new
10 Master Water Agreement. Our current contract expires in 2024. The Mayor and the Board are
11 looking at a regional initiative to draw water from Hammond with nine other communities. We
12 are also looking at a Proposal from Chicago Heights. But right now the only Plan that is solid on
13 the table that we have to consider is Oak Lawn. They want \$5,400,000.00 as our proportionate
14 share of the costs. Their cost is \$211,000,000.00. As Betty indicated it wouldn't lower the rates,
15 but this money if utilized for the Oak Lawn Project if we decide to go in that direction would
16 prevent a 10% spike in our water rates which are already high.

17
18 Mrs. Zigras stated that an additional project is the Suburban Woods Water Main Replacement.
19 That is a \$2,100,000.00 IEPA Loan Project. Non-Home Rule Sales Tax would help save a 6.2%
20 water rate increase or \$0.83 per 1,000 gallons. Additional projects are the Water Main
21 Improvements; Water Meter Replacements; Sanitary Sewer System Rehabilitation; and Flood
22 Control and Public Safety Equipment. Those are some of the projects that could be partially
23 funded by this Non-Home Rule Sales Tax.

24
25 Mrs. Zigras stated that the next slide shows what the rates are of some of the surrounding
26 Municipalities. This is as of July 1st, 2016. The first column shows the Municipalities. They are
27 all Cook County Municipalities. The State Sales Tax is 9%. The asterisk shows how the 9%
28 comes about. The State rate is 5%. The Local Rate that we already receive is 1%. Cook County
29 receives 0.25%. The total of the State Tax is 6.25%. Cook County has an additional 1.75% being
30 a Home Rule Authority. The Regional Transportation Authority is another 1%. The total State
31 Sales Tax is 9%. She stated that everybody shopping in Cook County is paying 9%.

32
33 Mrs. Zigras stated in addition to that there's an additional locally imposed Sales Tax. A lot of the
34 communities are over 22,000 residents which make them Home Rule, or by Referendum you can
35 become a Home Rule Community. These communities are Home Rule and they can impose an
36 increase in Sales Tax without going to Referendum. Calumet Park, Chicago Heights, Country
37 Club Hills, 1.25%, 1%, Dolton, 0.75%. The column to the right shows the Combined Sales Tax
38 for these communities or the businesses within these communities, or if you shop in these
39 communities what you pay. The Non-Home Rule Communities are smaller communities like
40 Olympia Fields. The third column is the Business District. Matteson consists of four Business
41 Districts. She stated that practically 95% of all of the Matteson Businesses are in that Business
42 District. She stated that if you are shopping in Matteson you are paying 10%. If you are eating in
43 Matteson, restaurants have an additional 1% eating tax, so you are paying 11%. The far right
44 column shows you the Combined Sales Tax for various Municipalities surrounding Olympia
45 Fields.

1 Mrs. Zigras stated that the next chart shows Neighboring Communities and their Local Property
2 Tax Rates. She stated that Park Forest has 9% but they don't have a major retail corridor. They
3 are getting their Revenue from a 13.224 Property Tax Rate. Country Club Hills has an additional
4 1.25% Home Rule Sales Tax Rate, and they are at 9.8%. Olympia Fields their Property Tax Rate
5 is 2.089 in the bottom portion of some of the surrounding communities, the lower side.
6

7 Mrs. Zigras stated that the next slide shows Projected General Fund Revenues and Expenses
8 Without a Solution. The Village has a Long-Range Plan, 2030 Plan, we look at Revenues and
9 Expenses and we forecast out looking at commercial development, looking at building new
10 homes, new residences, and this is within the General Fund. We see the red where Expenses are
11 projected to be without a solution. The blue is the Revenues. These spikes are the two Capital
12 Projects that we talked about in the previous slides, the road construction. This is Kedzie and
13 Vollmer in 2025 and in 2019 is the Phase 2 Road Program. In Fiscal Year 2019 we forecast that
14 we will have a General Fund deficit of \$116,000.00 and continuing on.
15

16 Mrs. Zigras stated that the next slide shows with Non-Home Rule Sales Tax. You can see that we
17 have extended our deficit projection to 2024. We still have those spikes for those projects. We
18 have extended it five-years. And within those five-years we could have additional commercial
19 expansion, and we could prolong that deficit even further.
20

21 Administrator Mekarski stated that is significant. We have the Jewel/Osco Plaza under contract
22 with a Preferred Developer. They are in negotiations with Class "A" Developers. If that gets a
23 Class "A" anchor and associated line of stores then both the Sales Tax and the Non-Home Rule
24 Sales Tax Revenue will increase beyond the projections that we are presenting here today. This
25 strategy is sustainable because it allows us to keep pushing off the necessity of increasing
26 Property Tax. It's not the panacea total of our issues. It's not enough money to pay for the
27 Capital Improvements that we listed there, but it will greatly subsidize a lot of those projects
28 giving alternatives for this body to go forward with funding infrastructure.
29

30 Mrs. Zigras stated that with this Plan, our goal is to have a structurally balanced operation; a
31 healthy fund balance and liquidity; and a plan for future Capital Projects. As David discussed
32 earlier, this revenue is 90% generated by residents outside of Olympia Fields. When you are
33 shopping at Matteson that additional 1% is helping Matteson's roads, police, and their
34 operations. The Village of Olympia Fields is 5,000 residents. The retail corridor is forecast to
35 cover 60,000.
36

37 Village President Meyers-Martin stated that she wanted to draw your attention to a couple of
38 slides. She thinks it is real important. The Trustees understood this when we had our meeting on
39 the 16th and, of course, Trustee Gibson and Trustee Hudson today. If you go back to the slide that
40 actually shows the surrounding communities and who has what Sales Tax Revenue, for the
41 towns that remain at 9% they either have one or two things going on. They either have very high
42 Property Tax as you can see in the following slide. Flossmoor has 9% but they are higher than
43 Olympia Fields in terms of the Property Tax that they charge. Park Forest is 9%, but look at their
44 Property Tax. There are a couple of things going on that she believes is very important for the
45 residents to understand. She cannot stress this enough that this tax is not eligible if you are
46 purchasing food or drugs, or prescriptions. It is only for other items.
47

1 Village President Meyers-Martin stated that as we discussed this, we felt that it was reasonable to
2 be on par with our other communities because we are one of the lowest Property Taxes in
3 relationship to our neighbors who have gone to the 10% Sales Tax Revenue. As David has said
4 many, many times, we feel that most of the population who will be taking advantage of the
5 purchasing power here in Olympia Fields will be outside of the Village. So just like Orland and
6 just like Tinley Park, when you shop there you are paying for their roads, and you are paying for
7 their public improvements, and you are paying for their Capital Projects. She doesn't think that
8 stops anyone from shopping in Orland and Tinley Park. She believes that we all go there. We all
9 help them have a better community. Olympia Fields would just like to be on par so that we can
10 take advantage of the shopping experience that we have here. She believes that those two slides
11 are extremely important as to why we feel that this is workable, that it is reasonable, and that it is
12 rational in order for us to accomplish some of the things that we need to do in terms of Capital
13 Improvements here in the Village and to be sustainable in terms of our Budget.

14
15 Administrator Mekarski stated just a few points worthwhile to reiterate. The Non-Home Rule
16 Sales Tax is restricted by State Law for infrastructure and future Property Tax Relief. The Local
17 imposed Sales Tax can only be utilized for specific, restricted, categorical areas. It is defined in
18 the State Statute that it includes: Public Infrastructure, Property Tax Relief, and Limited
19 Municipal Operations. As Betty indicated it postpones our projected deficits which would hit in
20 2019 for five-years to 2024 as new retail happens both on Lincoln and Western, and also the
21 possibility of new retail development on Vollmer Road across from the Meijer's. He stated
22 essentially that would grow even stronger.

23
24 Administrator Mekarski stated that one of the things that the Board had discussed in its Work
25 Session is a full commitment if this Resolution is passed and placed on the November Ballot
26 which is only 78-days away, is to have Town Hall Meetings to meet with the HOA Presidents, to
27 meet with individual HOA's at their neighborhood area, to put out a series of Newsletters,
28 Infomercials, information on the Web and Channel 4. We would do our best to be open,
29 transparent, and provide as much documentation for the residents to make this important
30 decision.

31
32 Village President Meyers-Martin wanted to remind the Board that Resolution No. 2016-13 is the
33 Resolution establishing the commitment to limited use of the Non-Home Rule Sales Tax
34 Revenue. She inquired of the Board whether or not there are any questions for her, Betty, or
35 David regarding the strategy of it, the implementation of it, or the need for it.

36
37 Trustee Pennington stated that he would like to add one additional point that was not brought up.
38 He was hoping it would be brought up. He stated that as we expand in our Economic
39 Development, as new businesses come into the Village, and that's anticipated by the break out of
40 Olympia Corners, it is a distinct possibility, but there is a possibility that we could have Property
41 Tax Relief as a result of this Non-Home Rule Retail Tax. It happens in Orland Park. They have a
42 tax rebate to their residents. It is based on their businesses. We could have the same thing here as
43 our Economic Development Program expands. He just wanted to bring that point up. It's not
44 going to happen immediately. But as development occurs there is a distinct possibility that we
45 could have Property Tax Relief.

46
47 Trustee Byrd stated that we did discuss that at our Special Meeting. It is a great point to bring up.

1 Village President Meyers-Martin stated that in spite of all the businesses and all of the money
2 that the Village of Orland Park makes, they still have raised theirs to 9.75 in terms of the Sales
3 Tax. You know that they are not suffering in terms of Sales Tax Revenue.

4
5 Mrs. Saenz stated that it is important that everyone understands where this Projected Revenue
6 came from and how we came up with that number.

7
8 Mrs. Zigras stated that we reached out to the Illinois Department of Revenue. We asked them,
9 “Should the Village impose a Non-Home Rule Sales Tax, what would be our Revenue based on
10 what our Revenues are today on general Sales Tax. It is 1% and initially you would think you
11 would just double what you are getting today, but that is not the case because it doesn’t include
12 food, drugs, prescriptions. The State came back to us and said, “Based on your current Sales Tax
13 Revenue you would generate an additional \$340,000.00.” That was before Wal-Mart because
14 Wal-Mart is not yet generating revenue. An additional component that we need to calculate is
15 Wal-Mart. We are taking 40% of the total Estimated Revenue and saying that would be a part of
16 the Non-Home Rules Sales Tax. We are estimating \$750,000.00 from Wal-Mart in a full Fiscal
17 Year. And 40% of that comes to \$300,000.00. We are taking the gas station that is associated
18 with Wal-Mart and that is an additional \$95,000.00. That is how we are coming to the
19 \$735,000.00 figure, based on assumptions from the State, based on assumptions from Wal-Mart,
20 and the gas station.

21
22 Village President Meyers-Martin stated that we have been provided that when that gas station is
23 up, that it probably is going to produce three-times the number of gallons of gas sold presently,
24 which would be a great improvement.

25
26 Administrator Mekarski stated that he wanted to emphasize to the general public that you are
27 only seeing Summary Tables from the 2030 Plan. The 2030 Plan was applauded by Standard &
28 Poor’s. We were one of only 10-communities across the United States that received a AAA Bond
29 Rating through five consecutive years through the Recession, 2008 through 2012. We still have
30 an excellent Bond Rating. In their analysis of our financial condition, they pointed out the strong
31 Board of Trustees setting clear Financial Policy and the strong Management Team that we have
32 watching over your local tax dollars. That is no small thing when you think about it, one of only
33 10 communities across the United States to sustain a AAA Bond Rating all through the
34 Recession. We still have clearly a strong fiscal position with our Fund Balances compared to
35 other communities.

36
37 Administrator Mekarski stated that we were just doing an Analysis of the Budget of Country
38 Club Hills because SouthCom was evaluating the consideration of pulling them in to lower some
39 of the costs into SouthCom. All communities are under State Law now to combine with other
40 Dispatch Agencies. We were surprised to learn that even with that tax rate which was close to
41 10%, 4½ to five-times higher than our Property Tax Rate, they are in deficit positions for their
42 Fund Balances. We enjoy the Fund Balance of essentially 30% to 40% in our Funds.

43
44 Trustee Hudson stated that she is not sure that everyone understands that if this is not passed
45 what would happen. One of the slides more or less indicated what would happen. She believes
46 that we need to stress that this is the slide, and this is what will happen, those negatives that were
47 listed there, and we would not be able to do the projects that were listed.

1 Administrator Mekarski stated that it probably goes beyond the Capital Projects that the residents
2 are demanding, repaving of our roads, managing our water rates, and finishing up some Sanitary
3 Sewer Lining Projects that are necessary to avoid costly litigation with the EPA and the IEPA,
4 flood control. The Chief reminded us that not a single squad car has cameras let alone body
5 cameras. That's something as a community we need to address. That is just good protection. It is
6 good protection for the citizens. It is good protection for the police to ensure that there is no
7 ambiguous or specious litigation. It just makes sense to have that for all parties. We need to
8 ensure that both Public Works equipment and police equipment are fully funded. This is a
9 sustainable, renewable, resource that largely will be paid by non-residents.

10
11 Mrs. Zigras stated that should the Non-Home Rule Sales Tax not pass, as this slide shows the
12 Village is projected to go into a deficit in Fiscal Year 2019 for that year. She stated not a total
13 Fund Balance deficit but we would have a deficit in that Fiscal Year. The projects that could be
14 in jeopardy are: If we don't have the funds to do these Road Projects, do we do the Road
15 Projects? That would be up to the Board. She stated or do you try to generate other Revenue by
16 increasing Property Taxes? The Board would have to decide do we try to do these projects, or do
17 we find other Revenue Sources to go ahead with the projects. Those are your two options.

18
19 Village President Meyers-Martin stated that infrastructure is a really good thing because all of
20 the communities now are aging. Their Sewer Systems and a lot of their infrastructure, roads
21 which take consistent maintenance are at the point where they do need this major rehabilitation.
22 You can only go so long just doing small implements of the repair and the rehabilitation.
23 Sometimes it takes that big Capital Project which we certainly have discovered in the Graymoor
24 Subdivision only to name one. It is a very important point that you bring up that our Expenses
25 versus our Revenue if not addressed at this point in time will be a huge, huge problem going
26 forward in terms of providing services and Capital Projects.

27
28 Administrator Mekarski stated just to elaborate on the one slide with the deficits; it is very
29 difficult for the residents to look at those numbers. Could you just read how that exponentially
30 grows?

31
32 Mrs. Zigras stated that without a solution in Fiscal Year 2019, the General Fund would have
33 roughly a \$117,000.00 deficit. She stated in Fiscal Year 2020 a \$450,000.00 deficit. That is
34 because we have that additional spike because of the Road Project, Phase 2. In Fiscal Year 2021,
35 there is a \$253,000.00 deficit. In Fiscal Year 2022, there is a \$379,000.00 deficit. In Fiscal Year
36 2023, there is a \$502,000.00 deficit. If we just keep adding these together we are over a
37 \$1,500,000.00 between 2019 and 2023. They are growing considerably. If we do have a Non-
38 Home Rule Sales Tax the deficit doesn't start until 2024. Basically, the difference is over
39 \$1,000,000.00 in deficits.

40
41 Trustee Waite stated that it behooves all of us to try to convince our friends and neighbors that
42 this is the way to go. He thinks just dwelling on what is going to happen if we don't get it is the
43 wrong way to go. He believes that we have to talk positively about what is going to happen if we
44 do have it and we are able to project getting those infrastructure projects completed. He believes
45 that the Wal-Mart Revenue is understated significantly. He stated that when you start pushing the
46 store on Halsted down to I-80 and you take the other one and push it out a ways that is going to

1 bring in way more Revenue than just what those two stores would have brought in. We should
2 focus on how we can all work together to make this come into fruition.
3
4 Village President Meyers-Martin stated that she has already asked staff to make themselves
5 available if the Homeowners Associations would like Department Heads, her and David, or any
6 of the Trustees to come forward and address their membership to talk about how this works and
7 the reasonableness of it. We are happy to do that. She has implored the Department Heads to
8 make themselves available. This is all about information. It is all about informing the residents
9 on the nuts and bolts of this type of financial strategy, but also the benefits and the value that it
10 can bring to the Village.
11
12 Trustee Pennington stated that he has one more question for clarity purposes. He inquired
13 whether or not the \$735,000.00 Projected Annual Revenue from the 1% proposed tax is just from
14 the proposed tax. Mrs. Zigras stated from the proposed Non-Home Rule Sales Tax, yes. Trustee
15 Pennington stated we are not taking into consideration as it respects this entity the Revenue that
16 is coming in from Wal-Mart. Mrs. Zigras stated that the \$735,000.00 has Wal-Mart in there.
17 Trustee Pennington stated that is not what we said the other day.
18
19 Administrator Mekarski stated there is an existing 1% that we are collecting that would generate
20 annually anywhere from \$650,000.00 to \$750,000.00 in new Sales Tax on top of what we
21 currently have which is just under \$700,000.00. Mrs. Saenz stated in the Budget. Administrator
22 Mekarski stated that Wal-Mart almost doubles our current Sales Tax. That's for general
23 purposes. This is a Restricted Fund for infrastructure, Property Tax Relief, and limited
24 operations. The Board is even taking a further step. The Mayor will read that restriction in the
25 second Resolution restricting it even further.
26
27 Village President Meyers-Martin stated for clarity also, in the slide that shows Expenses
28 exceeding Revenue that was including the Wal-Mart Sales Tax, not the Non-Home Rule Sales
29 Tax.
30
31 Mrs. Zigras stated that there are two slides. The one with Projected Revenue Without a Solution,
32 without the Non-Home Rule Sales Tax that includes Fiscal Year 2017 is when Wal-Mart is
33 opening. So that does include nine-months of Wal-Mart in that figure.
34
35 Village President Meyers-Martin stated that is what she is saying. Trustee Pennington inquired
36 what is that projected amount. Mrs. Zigras stated that is \$1,200,000.00 total with nine-months of
37 Wal-Mart. The \$735,000.00 is annualized. Trustee Pennington stated that it is above and beyond
38 what we are getting from Wal-Mart. Mrs. Zigras stated that we will get an additional
39 \$300,000.00 from Wal-Mart. Administrator Mekarski stated and \$95,000.00 from the new gas
40 station. Mrs. Zigras stated and \$340,000.00 from the existing businesses.
41
42 Administrator Mekarski stated that Mr. Theobold's team in 2006 was working with him and our
43 Administrative Team, and our Finance Director on this Financial Plan. Don has the privilege of
44 serving multiple communities in his professional capacity, both when he was auditing for RSM
45 McGladrey and with his current firm. He was wondering if Mr. Theobold could compare and
46 contrast how we conduct our financial business and the sophistication of this model, and how
47 accurate it was.

1 Administrator Mekarski stated that he remembers when Jenni Booth a member of your team
2 pointed out at the Financial Town Hall Meeting that when we made projections back in 2006 to
3 2012 they were spot on by just a few thousand dollars. He inquired of Mr. Theobold if he could
4 talk about this, and compare and contrast it with other communities.

5
6 Mr. Theobold stated absolutely. He has been doing this stuff with Villages for 35 to 40-years.
7 It's amazing to get that exposure to Local Government. He stated that with Local Government
8 you don't always know what the Boards are like. They are always different from one community
9 to the next. The books, records, and attention to detail from one community to the next are
10 strikingly different sometimes. The way he would like to summarize it and highlight it is that this
11 Board has consistently paid attention to more than just the next year's Budget. Most
12 communities do a pretty good job in saying, "Here is our next year's Budget." When the
13 Recession hit we were able with the 2015 Plan at the time, we were able to pretty much identify
14 immediately the problem we had because of the lack of building, the ensuing Permits that were
15 not sold, and the taxes that were not collected. It was all connected. We were able to provide an
16 analysis of that to the Board. They made the decisions that some communities never made to
17 adjust and ended up in deficit position potentially. It's a little bit patting ourselves on the back.
18 We were very happy to be able to work with a community that looked beyond the next year's
19 Budget, and help them see some of the issues in the future so you could bring that back today
20 and make decisions. It is hard to make a decision when you are out there dealing with the issues
21 five-years from now. The planning aspect of this is to be applauded. Certainly his firm should be
22 applauded to the extent that we are still providing you service with Betty working for you now.
23 Just hearing Betty explain some of these issues it's like yeah, that's amazing. When we did do
24 the projections back then, there was so much detail done that yes, when we had the benefit of
25 hindsight six-years later, it's like these are pretty close. Usually estimates are estimates. You try
26 to build as strong an estimate as possible based on facts, benchmarking, and other techniques.
27 These did come in pretty close.

28
29 Village President Meyers-Martin stated even to the point of preparing for the Capital Project
30 related to Oak Lawn. When we found out they were doing \$211,000,000.00 we had to start
31 preparing for that because we were going to be responsible for about \$25,000,000.00 of that if
32 we could not partner with Country Club Hills and Matteson. All three of our towns are at the
33 very end of the Oak Lawn System. We have always been conservative in our projections. Thus
34 we are not going overboard in terms of our projections from Wal-Mart because we don't want to
35 put the cart before the horse, counting on money that may not materialize. This Board has always
36 been fiscally conservative and that has served us well in terms of always being prepared and
37 remaining solvent and for many, many years a AAA Bond Rating. The 2015 then 2030 Plan has
38 really been a lifesaver in terms of fiscally responsible.

39
40 Trustee Pennington stated that he wants to expound on what Village President Meyers-Martin
41 just said and what Mr. Theobold said. During that five-year period 2007 through 2012, which
42 was the height of the Recession/depression this Village not only had Balanced Budgets, but we
43 also had Fund Balances. Although slight, small in stature, but they were Fund Balances. It is
44 because of the development of the 2010 Plan, then the 2015 Plan, now it is the 2030 Plan that led
45 us to that particular point. He wants to make that point clear because we have seen AAA Bond
46 Ratings as a result of that, but for the project, but for the Plan itself, we would in all probability
47 be like some of our other Municipalities surrounding us and we are not in that position.

1 **Motion by Trustee Waite, second by Trustee Gibson to suspend the rules at 8:40 P.M.**
2 **Voice Vote: All Ayes Motion Carried.**

3

4 Mr. Sterling Burke stated that he had two questions. What is driving the Delta down for
5 Expenses, the difference between Expenses and Revenue over time without the expenditures to
6 do the infrastructure work? If we had gotten businesses similar to Wal-Mart to replace the
7 Automobile Dealerships or the Jewel, would that have changed these curves significantly? In
8 other words, if you are getting \$1,700,000.00 from Wal-Mart now going forward, if you had had
9 that four or five-years ago, wouldn't that change this whole model?

10

11 Village President Meyers-Martin stated of course it would have. Mr. Burke stated that the reason
12 he is asking that question is one of the reasons that we are in the hole is there has been escalating
13 Expenses and he doesn't know how much you have done to try to reduce those Expenses. At the
14 time those Expenses have been going up all the way back to 2010, 2005, whenever you started
15 doing those models. It is real easy to put in the numbers that generate these kinds of numbers.
16 You've done an admirable job of showing what's going to happen. It's what was missing that
17 created this mess in the first place. It looks to him like the loss of those other Revenue Streams
18 has created what this deficit is today.

19

20 Village President Meyers-Martin thanked Mr. Burke for that question. First of all, when the Car
21 Dealership left and went to Matteson, which of course they ended up not being successful over
22 there, but that Auto Mall raided Route 30 and took dealerships from Chicago Heights and from
23 us. We suffered greatly. She doesn't think that we ever recovered from that loss of Sales Tax
24 Revenue at that corner. It wasn't for the lack of trying. You have to deal with people that own
25 that property, who they are reaching out to, who they are denying, who they are not doing
26 business with. We can push it all we want, but if we are not in ownership of that property then
27 we don't have any control over the tenants. That property was flat for many, many years. Currie
28 Motors finally came onboard. That assisted us with Sales Tax Revenue, but never to the point of
29 when we lost the Car Dealerships.

30

31 Village President Meyers-Martin stated that Jewel left in 2011 in the middle of the Recession.
32 We are not the only town that is dealing with plazas that the businesses have left. She stated to
33 this day Flossmoor Commons on Vollmer Road is in receivership. There are always issues in
34 terms of why you can't put back that money that was lost from businesses that have gone dark,
35 businesses that have left for greener pastures of lower Property Tax like Will County. We deal
36 with a lot of challenges in order to attract businesses. Matteson while they have been able to
37 attract a lot of businesses because they are right off the expressway, but look how many
38 businesses they lose on a daily basis. They have an Economic Development Director. They have
39 an Assistant Director. They have people working consistently, but yet the businesses ebb and
40 flow. They leave. They go off to greener pastures. A lot of businesses that we would love to be
41 here want to be where the action is. They want to be in Orland. They want to be where the
42 Cheesecake Factory is. They want to be where Dave & Buster's is. What do we have to
43 compete? Our neighbor to the east, Chicago Heights, has not been the most selective in
44 businesses that they attract to the corridor. We have so many things that we are trying to deal
45 with in order to attract businesses. It is a daily, daily struggle. We are dealing with high taxes.
46 We've met with President Preckwinkle's Economic Development Department. We've met with
47 the Housing Collaborative. We've met with so many agencies to try to get Property Tax Relief

1 for our Economic Development Corridor. So yes, if we had had a Wal-Mart back in 2007, 2008,
2 this would be a different picture, but we don't. And in spite of the fact that they are bringing a
3 great deal of Sales Tax Revenue to the Village, as you can see from the slide that in and of itself
4 is not enough. Everybody in here knows in your own household have expenses gone down or
5 have they gone up? Everything is going up. We have mandates from the State that they tell you
6 you must do it but they don't tell you how to pay for it. Now you are at Budget time and you are
7 trying to figure out how I am going to stretch the dollars that I get. Just like in every home. You
8 are trying to figure out how you stretch this money.

9
10 Village President Meyers-Martin stated that during our Financial Town Hall Meeting one of the
11 slides talked about that whole generation of dollars and the fact that everything is going up, and
12 that the Property Tax Revenue that we get does not cover one Department in the Village of
13 Olympia Fields. It doesn't pay for one whole Department. And because of the housing crisis and
14 because of foreclosures that Property Tax even declined. We weren't getting as much as we got
15 once upon a time. There are several factors that enter into why your picture is what it is. And
16 despite all of those challenges, for those several years we remained at a AAA Bond Rating
17 because again the Board is fiscally responsible and conservative. We don't spend money unless
18 we know where we are going to get it from, unlike other towns that spend money and then they
19 have these Balloon Payments that are due and then they are scrambling to figure out how they
20 can pay for it. We don't do that here. It has been very effective in terms of maintaining services
21 and maintaining the quality of life here in the Village of Olympia Fields. She is very proud of
22 that work. It doesn't mean that we are satisfied. It doesn't mean that we ever stop trying. It
23 doesn't mean that we don't turn over every stone looking for every discretionary dollar we can
24 get from the Federal Government. The State is another story. We have Grants that have been put
25 on hold because of the Budget crisis here in the State.

26
27 Village President Meyers-Martin stated that she agrees with Mr. Burke that if we had been able
28 to do those things earlier then we would not be in this position. But her vision, and her view, and
29 her mind set is that you deal with the cards that you are dealt. We were dealt some lousy cards,
30 but we are making the best of it. We will prevail because we have an excellent staff. We have an
31 excellent Board. We have garnered relationships and partnerships with the hospital, with our
32 Preferred Developer at the Jewel Plaza who is looking at a tremendous number of tenants, Class
33 "A" tenants. She stated not Payday Loan Stores. We certainly could have gone that route. We
34 certainly have had requests. But that is not what we do here. That's not what we want here.
35 That's not satisfactory to her and she knows it isn't to this Board. She stated that you are correct;
36 if we had been able to do that in those years we wouldn't be looking now so desperately to
37 enhance our Revenue.

38
39 Trustee Waite stated that during that time we've also upgraded a number of key personnel. We
40 brought Betty onboard, a major talent for the future. We got James Landini. We got John Krull.
41 We are bringing some key, high profile talent that we were able to get through some creativity.

42
43 Village President Meyers-Martin stated that day one that Jim Landini came on he already saved
44 us money right away. The day he walked in it was like "Why do you do that? You need to do
45 this." We did and saved many dollars.

1 Administrator Mekarski stated that each of these deals required hundreds of hours if not
2 thousands of hours of effort. When Centro owned the Jewel/Osco Plaza, Jewel/Osco was the
3 only grocery store in their chain that was leased. They had \$3,000,000.00 on the table to redo
4 that store. They needed \$1,000,000.00 from Centro. Centro was going through Bankruptcy
5 reorganization and wasn't able to capitalize it. Once they were taken over by a Capital Venture
6 Firm then changed to Brixmor, they were ready to infuse the \$1,000,000.00 for parking lot and
7 exterior improvements on the leased building. But by that time it was already too late. Jewel was
8 making decisions regionally to close a number of stores. Then Brixmor marketed it for a year,
9 not very well. They turned it back to the insurance company who held the property for well over
10 a year until it was picked up by a speculator in North Carolina, Mr. Whichard. Mr. Whichard
11 was ready to transfer the property. We worked out a deal. He died at the computer working on
12 the deal. We put the deal in a Memorandum. His wife honored the deal and turned the project
13 over to his son. His son worked with us for two-years until we finally got him to make a deal
14 with our Preferred Developer Joe Salamone.

15

16 Village President Meyers-Martin asked Administrator Mekarski to tell them how much the
17 Property Taxes were. Administrator Mekarski stated that the Property Tax on the parcel was over
18 \$750,000.00 in back taxes that were inhibiting Developers from purchasing it, and another
19 \$600,000.00 to \$900,000.00 in forward taxes. The only way we were able to get a Developer was
20 getting the Land Bank involved to waive the back taxes and forego the forward taxes while the
21 Developer is holding the parcel, and putting in money for marketing, demolition and assemblage
22 of land.

23

24 Village President Meyers-Martin stated that we had to lobby for that to happen. Administrator
25 Mekarski stated that it took thousands of hours. A month after Harold Motors moved out we
26 moved into action. We received a \$40,000.00 Grant from State Representative Robin Kelly. We
27 had Currie Motors and Joe Salamone infuse \$10,000.00 apiece into that Study. We did a
28 Planning Study showing them that instead of developing their parcels nine-acres apiece they
29 should consolidate and do an 18-acre parcel. That strategy worked well. We locked them in Old
30 Village Hall. We said, "Negotiate the deal and lock the door on the way back." About six or
31 seven-hours later they said, "We have a handshake. We have a deal." They went ahead and they
32 got Lowe's close to being under contract. We were doing engineering and Site Planning. They
33 spent \$250,000.00 on the engineering of Lowe's at that site. Then the Recession hit. Lowe's
34 closed the Schaumburg Store. The deal with Olympia Fields went off the table. Immediately we
35 spun it around and in 2008 got Wal-Mart's interest. Wal-Mart was starting to do the same thing
36 where Lowe's left off. Then the Recession hit. So from 2008 to 2012 they didn't expand
37 anywhere in the United States. They kept us on hold. We still kept them with additional data.
38 Ultimately, when the Recession ended we resurrected it and here we are today with September
39 14 opening up the store.

40

41 Trustee Waite stated that we also used our AAA Bond Rating to be able to continue the spin
42 throughout the Recession. We got work done at a lot lower cost than it would have been had we
43 waited until the Recession was over.

44

45 Village President Meyers-Martin stated that there was plenty of work being done.

46

1 Mr. Mac Daily stated that since we are on that corner up there, he just heard a little talk in the
2 checkout line last week that the Walgreens on that corner is closing. Are you aware of that at US
3 30 and Western?
4

5 Village President Meyers-Martin stated that she is not aware of that, but that is Chicago Heights.
6 Mr. Daily stated that he knows it is Chicago Heights. Trustee Pennington stated that he heard
7 that too.
8

9 Mr. Daily stated that he is just wondering if that is so, are they affected somehow by the Wal-
10 Mart coming to that corner, or what is going on in terms of the development of that corner.
11

12 Administrator Mekarski stated that Wal-Mart does sell prescriptions and they have very
13 competitive pricing that could be impacted. Our Walgreens at Crawford and Governors and
14 Lincoln Highway has some of the strongest prescriptions in the entire chain. Our Walgreens is
15 very strong at that corner in terms of prescription drugs.
16

17 Mr. Nate Grant stated that the graph screams to him of the red line and not the blue line. He
18 understands what you are doing in terms of Revenue and he applauds you. The question he has is
19 since Expenses are going up, what is the Village doing to better manage these Expenses. As
20 Trustee Waite said you are increasing staff. At the same time that Revenue is flat you are
21 increasing staff. We have a very robust police department and we are increasing police. If you
22 look at this chart, the question he would have especially on the red line not the blue line, he
23 understands the blue line, what is the staff doing to control expenses while all of these things are
24 happening?
25

26 Trustee Waite stated that the only new head count that came in was Betty. The other two were
27 not an increase in head count.
28

29 Mr. Grant stated that this was an inquiry. He is just asking what have you done. Trustee Waite
30 stated that he is trying to explain it to him. We brought in better quality people.
31

32 Village President Meyers-Martin stated to answer your question we certainly have done our due
33 diligence to lower Expenses. She stated for instance, when our Healthcare Insurance was going
34 to spike with an increase of 21.1%, we had to go into action and change our provider. We did
35 that much to the chagrin of some employees because that was a pretty good Plan that they had.
36 We knew that was not sustainable in terms of cost. We went in and we changed the healthcare.
37

38 Village President Meyers-Martin stated that she and Administrator Mekarski go to D.C. every
39 year along with the Village of Park Forest and Richton Park. Matteson use to go with them as
40 well. They lobby for discretionary funds to bring dollars back to the Village to mitigate some of
41 the Expenses that come onboard when you are trying to maintain your infrastructure and when
42 you are trying to sustain your services. We are always looking at cost cutting. The Chief is
43 always looking at staff. We did swear-in two new officers today. That is absolutely necessary
44 with Wal-Mart coming onboard. We would be foolish if we were not prepared for the increase
45 that is going to occur in certain types of crime there like shoplifting.
46

1 Mr. Grant stated maybe a security arrangement versus a police arrangement. Since you
2 mentioned the police, that department has almost 70% of the Budget. With that kind of a Budget
3 what are we doing looking at that 70%? Staffing has increased. The point that you mentioned as
4 your benchmark from then to now has staff increased or decreased? He is not questioning
5 whether it was needed. He is just asking what have you done in terms of looking at that red line.
6

7 Village President Meyers-Martin stated that we look at it all the time. We have lost two officers
8 who have been out on Workmen's Comp. It's not like our force has increased.
9

10 Chief Krull stated that it really hasn't. The thing you have to remember with Wal-Mart,
11 regardless of what kind of Super Store it is, you are going to get anywhere between a 25% and
12 30% increase in call volume. Private security is a great thing. He agrees. He has been working
13 with Wal-Mart almost on a daily basis to try to coordinate that. Once they have that shoplifter in
14 their custody who are they going to call? They are going to call Chief Krull. He is going to have
15 to send an officer over there to place that subject under arrest, process that through the Court
16 System, and try to make sure that Wal-Mart gets to Court. The other factor you have to keep in
17 mind, is when St. James is all done with their expansion, that Emergency Room volume wise,
18 just speaking with Chicago Heights Police Chief Rogers, they had 250-calls alone last year
19 responding directly to the Emergency Room for problems inside that hospital. He would be
20 remiss if he didn't go to the Village Board and present these numbers and let them know what he
21 thinks the Village may need personnel wise. We have tried to contain costs to the extent possible.
22

23 Chief Krull stated that the two newest officers that you saw get sworn in tonight, they are at a
24 lower salary rate than the two officers that have left. He stated that scheduling wise he tried to
25 time it so they were hired, trained, and then ready to go once the Wal-Mart Store opens, rather
26 than as the Village President said place us behind the eight ball again, or versus hiring them right
27 at May 1st when he really may not have needed those bodies right away.
28

29 Trustee Waite stated that you also didn't replace the Assistant Chief when we were making those
30 changes. Is that correct?
31

32 Chief Krull stated that he took quite a while to find a suitable replacement in Scott Morgan,
33 absolutely fantastic.
34

35 Trustee Gibson stated and we never have filled the capacity of a Commander. Chief Krull stated
36 which is incredibly expensive.
37

38 Mrs. Zigras stated that delta or that red line includes three major Capital Projects, the Road
39 Projects. That is why you have that large gap. If we remove those, the gap would be much
40 smaller. It does include major Capital Projects.
41

42 Trustee Byrd stated that he was going to say pretty much the same thing. There are projects
43 included in that red line that you see there. When the Finance Committee meets for the Budget,
44 he can tell you that the guys on that Finance Committee go through that Budget with a fine tooth
45 comb. If there are things we don't like, we think it is overstated we definitely will let that Liaison
46 know before we send that Budget to the Board for approval. We do go through that Budget. We

1 do make sure that Budget Expenses are in line and there is no padding or anything else that is
2 done there. There are quite a few projects that are there which is why you see the red line.

3
4 Administrator Mekarski stated that in our detailed Town Hall PowerPoint on the Financial Plan,
5 we detail how a lot of the elements in our Expense category are outside of this Board's control.
6 We have mandates under State Statute on funding Police Pensions, a Union Contract which
7 guarantees a certain level of salary and benefits, retirement costs by IMRF, and health insurance,
8 and the new costs imposed by the Affordable Care Act. We manage those. When we come to
9 visit your Homeowners Association or your Presidents with the Mayor and the Board of
10 Trustees, we will bring a whole detailed PowerPoint. We will be happy to reiterate that and then
11 go into the Non-Home Rule Sales Tax.

12
13 Mr. Grant stated that it works for him. Mr. Lee Langon stated that he has listened to the reasons
14 we need to increase our Sales Tax by 1%. But what he hasn't heard is what are we doing to
15 tighten our belts. We have to manage to our Revenues. You haven't demonstrated to him that
16 you are managing to your Revenues. He has a \$400.00 water bill as did a lot of his neighbors.
17 And as you say, "Hey, I got to manage my household." Something's got to be tightened up for
18 him to pay this \$400.00 water bill. He hasn't heard anything about departments cut your Budget
19 by 10%. He hasn't heard anything about taking a hard look at personnel. He hasn't heard
20 anything about some creative scheduling. We have to manage to our Revenues. You have to
21 demonstrate to us that you are trying to handle and cut Expenses before you can ask for anything
22 else.

23
24 Village President Meyers-Martin asked the Trustees to chime in if they have commentary.

25
26 Trustee Waite stated that we have been talking about this water problem for the last four-years.
27 This isn't anything new. We knew it was coming. They warned us they were going to raise it
28 20%, 20%, 20%. He remembers talking to them practically the second day he was Trustee. Four
29 years ago Trustee Waite and David had that initial meeting. They said, "Well, you can pay us
30 now or you can pay us later." Trustee Waite said to them that you are saying that you want us to
31 renegotiate a contract that expires in 2025. They said, "Well, yeah." Trustee Waite inquired of
32 them how much are you going to pay us to do that. They said that's not an issue. Right off the
33 bat he felt like he was getting run over by a truck by these guys. How long did we work at trying
34 to get a Proposal out of them that we could use to fine-tune some numbers? It was over two-
35 years.

36
37 Administrator Mekarski stated that we started way back in 2006. The initial Master Plan for Oak
38 Lawn was presented to the 13-communities or so at \$40,000,000.00. That has grown to
39 \$211,000,000.00. We are required to pay our proportionate share based on the water allocation
40 that is set by DNR and the actual usage of the Village. Whether you look at this new JAWA
41 alternative, building a crib in Lake Michigan and Hammond and bringing the water and cutting
42 the middleman out Oak Lawn or the City of Chicago, or whether you go to Chicago Heights,
43 water rates are generally about the same. JAWA has an opportunity entrepreneurially to have
44 some savings 25-years down the pike, and or entrepreneurially if we go beyond the 10 charter
45 communities and sell water as they want to get off wells, like Richton Park and Park Forest, or
46 expanding to Joliet. Every single community across the State, especially across the region is

1 facing the issue of increasing water costs. He asked Mr. Landini to talk about the water and
2 sewer infrastructure in the Village, and what you inherited, and how many kinds of repairs.

3
4 Mr. Landini stated that the Village is an older Village. We have a water main in town that is
5 approaching 90-years old. It is at its critical point of failure. That needs to be replaced. It is
6 millions upon millions of dollars to replace that. The Sanitary Sewer System we have old Lift
7 Stations that are at critical points. It is \$15,000,000.00 to \$20,000,000.00 to rehab the Sanitary
8 System within the Village. These are services that are critical to the quality of life in this town.
9 Those problems aren't going away.

10
11 Trustee Waite stated that you found one leak through that Testing System that you had that we
12 had no idea was there. Mr. Landini stated we don't know how long it was running for. Trustee
13 Waite inquired of Mr. Landini how many gallons a day was that losing. Mr. Landini stated about
14 170,000. That's money we already paid for from Oak Lawn in an old main. It was just running
15 into a storm sewer so it never showed above ground. We didn't know until we went out and did a
16 Leak Survey. Those are the things that we need to seal up to save money and collect on the
17 money that we are paying for for the water. Trustee Waite stated that if that would have
18 continued we would have woke up one day and half the town could have been without water,
19 right? Mr. Landini stated if it got worse, possibly. Trustee Waite stated it wasn't going to get
20 better. Mr. Landini stated that it is literally money down the drain is what it is. Those are the
21 things that are coming. The EPA pushes for us to do more things that we have no control. As the
22 Mayor said, they will tell you you have to do it but they don't tell you how to do it. That's what
23 we have to figure out.

24
25 Mr. Langon stated well we are moving \$650,000.00 from the Water and Sewer Budget over to
26 the General Fund. It sounds to him like we could do it. Why are we moving that money to the
27 General Fund?

28
29 Mrs. Saenz stated that is actually the overhead transfer that we have during the budgeting
30 process. There is a percentage from the Water Fund that is transferred to the General Fund, and a
31 percentage of the Sewer Fund to the General Fund to help offset the Expenses that the General
32 Fund actually absorbs in relationship to the functioning of water and sewer.

33
34 Mr. Burke stated that everything that you guys have said makes all the sense in the world. And
35 everything that you are presenting makes all the sense in the world. But when you go back and
36 look at the Budget, 2010 it was \$150,000.00 from the Water Company going to the General
37 Fund. Today it is \$650,000.00. That's a 370% increase. We have these four Red Light Cameras
38 that you put in. Both of these things are back door tax increases. The problem that the public is
39 going to have problems with it is the credibility factor and the credibility that there has been
40 repeated potential increases in taxes via back doors like the water, like the Red Light Cameras,
41 and what you have been presenting here makes all the sense in the world. It is not a really, really
42 big deal from that standpoint. The problem is all the other additives that are adding up to this.
43 You want us, the Presidents of the Homeowners Associations to assist you in making this
44 happen. He is just saying it is a credibility issue. What people have problems with is
45 understanding where are the management when it comes down to Expenses and at the same time
46 what is happening with the back door fee increases. People in his neighborhood have anywhere
47 from \$450.00 to \$1,500.00 water bills. They just can't understand how that is happening. When

1 you go and look into the Budget, as she just indicated it is money that is coming out of the water
2 company, his department, going back into the General Fund. When you start adding up all those
3 pieces then it is almost a third to half of the Budget is being generated by these back door fees. It
4 is a credibility issue. He was just trying to point that out. If you really want us to try to help with
5 that there are things that we may be able to do to try to get this through. But the credibility if you
6 add up all this stuff, people are not very happy about that.

7
8 Village President Meyers-Martin stated that she will say in terms of the water bills because
9 everybody here pays the same fees, so we certainly would not want to do something that was
10 cost prohibitive in terms of rate increases. However, it is a Propriety Fund. When Oak Lawn
11 passes on increases to us because Chicago passed on increases to them, and as everybody has
12 heard on the news Rahm Emanuel is not charging his Chicago residents increases, but they are
13 passing it on to all of their suburban users. We have no choice but to add those fee increases to
14 our Water Fund. It does cost for water delivery. It does cost. Because we are in violation of the
15 EPA and we are actually having infiltration into Butterfield Creek that we had to correct. So
16 there are all kinds of things. MWRD is requiring that we change our system because we are in
17 violation for some of their rules and guidelines as well. There are a lot of things that enter into
18 that picture. We are looking at alternative sources. That is not going to lower, but maybe
19 stabilize these rates so that they are not continually increasing. We have been in discussions with
20 Chicago Heights because they get their water from Hammond. It would be easy for them to
21 provide a pipeline across Vollmer to us. However, there are some issues that we are waiting for
22 Mayor Gonzalez to confirm and to provide some clarity to what our responsibility would be.
23 That's an option that we certainly have explored in looking at these water rates and how
24 ridiculously they have gone up over the past few years. However, water has become just as
25 precious as gas, maybe even more so because gas is going down. We are looking at alternatives.
26 We also met with the Mayor of Hammond in order to create our own South Suburban Water
27 Access so that we could get access to Lake Michigan water through Hammond and not going
28 through Chicago Heights. Because then Chicago Heights just becomes another Oak Lawn in
29 terms of managing us. If we went with the South Suburban Water Commission which
30 Homewood is looking at it with us, Flossmoor is looking at it with us because none of us are
31 happy with these rate increases, none of us. We are coming together. The Mayor of Hammond
32 wouldn't even meet with the local Mayors unless Olympia Fields was involved, Homewood is
33 involved and South Holland is involved, because they were looking for stable communities that
34 they know would not renege on the contract as has been done in the past when there was another
35 access.

36
37 Trustee Waite stated that our AAA Bond Rating enabled us to do that.

38
39 Village President Meyers-Martin stated that we are looking at alternatives. If you talk about staff
40 and how we are addressing that, we have one Water Billing Clerk. We have one Building Clerk.
41 We have one secretary that serves David and me. She does the Newsletter and she does all of the
42 correspondence that goes out. She stays in correspondence with all of the appointments that are
43 done here at the Village. We have one person that does the payroll. We have one Code
44 Enforcement Officer who is responsible for the entire Village. He was also collecting money
45 from Metra. She stated that half the time he would do that and half the time he would do his
46 Building Inspections. Then we have our Building Commissioner who is responsible for all of the

1 Building Permits that are done in the Village. If you only have one of each, then how are you
2 going to cut and not make residents suffer? She doesn't understand that concept.

3
4 Mr. Burke stated that you guys are the ones that selected to go through this. You are going to
5 vote. And you are probably going to pass this thing. He is telling you that it is reasonable to
6 anybody who looks at it based on the staff work that has been done. It is just that from the
7 taxpayers perspective it has been a drip, drip, drip, drip, and he can go through eight or nine
8 different things in the last two-years where there has been a request to increase Revenues. This is
9 the last one, the latest in a whole line of things. He is just giving you a heads up when you go out
10 and start talking to people, anybody who has looked at the Budget and started looking at things;
11 they are going to say, "Here's another request for some more Revenue." You just need to be
12 prepared to deal with the push back that you are going to get because people are going to say,
13 "Our Expenses are going up, but our Revenue isn't going up at the same rate that the Village
14 wants to do this." It is okay to try to get this from third party people who don't live here. That's
15 great. You've done a marvelous job of doing this Long-Range Planning and stuff like that. We
16 can understand why you are trying to do what you are doing. The issue is when you get out in the
17 public, they are going to have issues about the drip, drip, drip, pardon the pun about the water,
18 but the drip, drip, drip, of additional Revenues to solve a projected problem. That's all he is
19 trying to say.

20
21 Trustee Waite stated we need your leadership. You are the leaders in this room. Mr. Burke stated
22 that he is trying to give you some assistance on that. Trustee Waite stated if you run around and
23 bad mouth the job that we are doing to the people out there, they don't come to this meeting.
24 You get them to this meeting. You should carry it back and help us sell the program.

25
26 Village President Meyers-Martin stated if there are no further comments or questions she is
27 going to go back to Open Session.

28 **Motion by Trustee Pennington, second by Trustee Gibson to go back into Open Session at**
29 **9:20 P.M.**

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

31
32 **REPORT OF THE VILLAGE PRESIDENT:**

33
34 **Resolution #2016-12 – A Resolution Providing for and Requiring the Submission of a**
35 **Public Question Regarding the Authorization of the President and Board of Trustees of the**
36 **Village of Olympia Fields, Cook County, Illinois, to Impose a Municipal Retailers'**
37 **Occupation Tax and a Municipal Service Occupation Tax in the Village of Olympia Fields**
38 **to the Voters of the Village of Olympia Fields at the General Election to be Held on the 8th**
39 **Day of November, 2016** – Village President Meyers-Martin stated that the Report of the Village
40 President is Resolution #2016-12, which is a Resolution providing for and requiring the
41 Submission of a Public Question regarding the Authorization of the President and Board of
42 Trustees of the Village of Olympia Fields, Cook County, Illinois, to Impose a Municipal
43 Retailers' Occupation Tax and a Municipal Service Occupation Tax in the Village of Olympia
44 Fields to the Voters of the Village of Olympia Fields at the General Election to be held on the 8th
45 day of November, 2016.

46
47 **Motion by Trustee Waite, second by Trustee Byrd to Approve Resolution #2016-12.**

1 **Roll Call: Ayes (5-0) Motion Carried.**
2
3 **Resolution #2016-13 – A Resolution Establishing the Commitment of the Board of Trustees**
4 **as to the Limited Use of Non-Home Rule Sales Tax Revenues** – Village President Meyers-
5 Martin stated that brings us to Resolution #2016-13. That is a Resolution establishing the
6 commitment of the Board of Trustees to the Limited Use of the Non-Home Rule Sales Tax
7 Revenues.
8 **Motion by Trustee Byrd, second by Trustee Waite to Approve Resolution #2016-13 – A**
9 **Resolution Establishing the Commitment of the Board of Trustees as to the Limited Use of**
10 **Non-Home Rule Sales Tax Revenues.**
11
12 Village President Meyers-Martin stated that she is going to read as part of the record,
13 **“Section 1: Commitment; Restriction on Use of Referendum Funds. The President and**
14 **Board of Trustees hereby set forth their commitment that Referendum Funds will be**
15 **utilized solely for the purposes identified in the Non-Home Rule Sales Tax ballot question.**
16 **Referendum Funds shall not be utilized for general government expenses such as salaries**
17 **or employee benefits.”**
18 **Roll Call: Ayes (5-0) Motion Carried.**
19
20 Village President Meyers-Martin stated that we are making ourselves available, the Trustees, the
21 Department Heads, Staff, Administration, Treasurer if need be, Finance Committee to answer
22 any questions that may come up regarding this strategy. She stated that we believe that 90% of
23 the people that will be paying this tax will not live in the Village of Olympia Fields. And that it
24 will go a long way in helping to solve some of the issues regarding Capital Projects and the
25 ability to finance those projects. Thank you, Board.
26
27 **NEW BUSINESS:**
28
29 **Wal-Mart in Olympia Fields Set to Open September 14th** – Village President Meyers-Martin
30 stated that Wal-Mart is opening September 14th. She can’t say it enough.
31
32 Trustee Waite stated that he was under the impression that it started at 7:30 A.M. and not 7
33 o’clock. Village President Meyers-Martin stated that it is 7:30 A.M.
34
35 **RESIGNATIONS AND APPOINTMENTS:**
36
37 **Resignation – Joseph Martin from the Community Relations Commission (CRC), Veterans**
38 **Affairs Committee, and Planning and Zoning Commission** – Village President Meyers-
39 Martin stated that you have before you the Resignation of Joseph Martin from the Community
40 Relations Commission, the Veterans Affairs Committee, and the Planning and Zoning
41 Commission.
42
43 **Motion by Trustee Hudson, second by Trustee Gibson to Accept the Resignation of Joseph**
44 **Martin, dated July 25th, 2016; and further Authorize the Village Administrator to send a**
45 **Letter of Appreciation on behalf of the Village President and the Board of Trustees for**
46 **service to our Village.**
47

1 Trustee Waite inquired whether or not we should have a Proclamation of some sort to go with
2 that. Village President Meyers-Martin stated that there could be one. Trustee Waite stated that he
3 has been here a long time. He has worked hard. He deserves something. Village President
4 Meyers-Martin stated that he will get a letter.

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

6

7 **ADJOURNMENT:**

8

9 **Motion by Trustee Pennington, second by Trustee Gibson to adjourn at 9:25 P.M.**

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

11 **Respectfully submitted by Faith Stine.**