

1 **MINUTES OF THE VILLAGE OF OLYMPIA FIELDS**
2 **MEETING OF THE BOARD OF TRUSTEES**
3 **Held on August 24, 2015**
4

5 The Meeting of the Board of Trustees was held on Monday, August 24th, 2015, at the Linzey D.
6 Jones Municipal Building and was called to order by Village President Debra Meyers-Martin at
7 7:00 P.M. The assembly recited the Pledge of Allegiance. Administrator Mekarski/Village Clerk
8 called the roll.
9

10 Present: Trustees – Gibson, Nale, Pennington, Byrd, Hudson, and Waite (Arrived at 7:02 P.M.)
11 Village President Debra Meyers-Martin
12 Village Administrator/Village Clerk, David Mekarski
13

14 Absent: None.
15

16 Village President Meyers-Martin stated that this is our first Board Meeting back since July. She
17 thanked everyone for being here.
18

19 **APPROVAL OF MINUTES:**
20

21 **Motion by Trustee Pennington, second by Trustee Gibson to suspend with the reading of**
22 **the Minutes of July 13th, 2015.**

23 **Voice Vote: All Ayes Motion Carried.**
24

25 **Motion by Trustee Gibson, second by Trustee Pennington to approve the Minutes of July**
26 **13th, 2015, as presented.**

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

29 **(Trustee Waite arrived at 7:02 P.M.).**
30

31 **BILLS FOR APPROVAL:**
32

33 Village President Meyers-Martin stated that you have before you tonight Bills for Approval in
34 the amount of \$165,345.35. She stated that is a correction from your Agenda amount. Village
35 President Meyers-Martin stated that there is a Cover Memo designating the more significant
36 payouts.

37 **Motion by Trustee Nale, second by Trustee Gibson to approve the payment of Bills for**
38 **August 24th, 2015, in the total amount of \$165,345.35.**

39 **Roll Call: Ayes (6-0) Motion Carried.**
40

41 **COMMUNICATIONS & PETITIONS:**
42

43 Village President Meyers-Martin opened Communications & Petitions at 7:03 P.M.
44

45 **Recognition of Service – Patrol Officer Toris Anderson** – Village President Meyers-Martin
46 stated that we are very delighted and excited tonight to be honoring one of our former Police
47 Officers, Police Officer Toris Anderson. We are very excited about that. It is long overdue.
48 Village President Meyers-Martin welcomed the Toris Anderson Family which includes the

1 following family members: His wife, Antoinette; Mother-in-law, Elaine Armour; Daughter,
2 Janae; Daughter, Erin; Son, Toris Jr. and parents, Mr. and Mrs. Louis and Lola Anderson; Sister,
3 Patricia; and Sister, Debbie. Village President Meyers-Martin stated that she is “Debbie” too.
4 There aren’t many of us. She stated that we are so happy that you could join us tonight.
5

6 Village President Meyers-Martin stated that she is very, very honored to give this recognition to
7 Police Officer Anderson. He has been a treasured member of our Police Force for many years.
8 We were sorry that because of his injury that he was forced to leave the department. Certainly,
9 he served us well. We are very proud of the service that he gave to us. He was a treasure to work
10 with, very dedicated, very professional. She stated that she is very honored to participate in this
11 recognition. Village President Meyers-Martin asked our Liaison to Public Safety to join her,
12 Trustee Gibson. She asked Chief Krull to come forward and tell us a little bit about why we are
13 honoring Officer Anderson.
14

15 Chief Krull stated that we are here tonight to try to honor Officer Toris Anderson, Star Number
16 11. He stated that Toris is also known as “Big T.” As you can see he is a big guy. He is a very
17 friendly, gentle giant as he is known to everybody. Chief Krull stated that he started as Chief for
18 the Village of Olympia Fields in January of 2013. He would stop in on the weekends and after
19 working his other job and try to straighten up the office. He was working one Saturday morning
20 painting. He had the Chief’s Office door open. He was minding his own business. Chief Krull
21 stated that “Big T” walked by once and didn’t say anything. He walked by again and looked in.
22 The third time he stops in and goes “Hey, how are you doing? What are you doing? You’ve got
23 to be the painter.” Chief Krull stated “No, I am your new Chief.” Chief Krull stated that Toris in
24 his own friendly way smiled just like he did now, shook his head and walked in the hallway.
25 Chief Krull stated that he swore he heard him say, “You’re crazy.” As soon as he said that he
26 immediately turned back around and he asked if he could help. Chief Krull is like you know
27 what; he has a great guy here, typical “Big T.”
28

29 Chief Krull stated that the reason we are here tonight is because on January 18th, 2013, at about
30 1:30 in the afternoon Officer Anderson received a call of a retail theft just right down the street
31 over at the Walgreens on Governors Highway. It was reported that the offender was violently
32 fighting with the Store Manager just outside the store. It was reported that the offender fled the
33 scene and was running through the backyards on foot. Officer Anderson gave chase through the
34 slippery, icy, and sloppy yards in the middle of January because that is what he does. During that
35 chase Officer Anderson was injured. He injured his knee and his back when he fell, but still
36 assisted in taking the offender into custody. After the scene was secure Officer Anderson said
37 that he was injured and needed to be taken to St. James Hospital. He didn’t want to go. Chief
38 Krull could tell by the look on his face that something was wrong. He just did not want to go.
39

40 Officer Anderson gave chase because that is what we do as police, not knowing who we are
41 chasing, what their intent is, not knowing what will happen, but always hoping for the best while
42 trying to catch an offender because the law was broken, and also because that’s the oath that he
43 took regardless of his own personal safety. It was learned that the offender was attempting to
44 steal over \$900.00 worth of cold medicine, aspirin and other products from Walgreens. The
45 offender had over 40 previous arrests ranging from theft of a motor vehicle, shoplifting,
46 burglary, retail theft, and felony drug possession.
47

1 The offender was charged with Felony Theft, and while waiting for his case to work his way
2 through the Court System subsequently died while incarcerated. Chief Krull stated that he will
3 keep his social commentary to himself, other than to say that this offender had he not been out
4 and about, Chief Krull would still have Officer Anderson working with him today. Law
5 Enforcement is a family. He has been stressing that since he got here. Chief Krull was here for
6 two-weeks and then all of a sudden he had a family member injured. Tonight through these small
7 tokens and a very simple “Thank you,” he wants to let Toris know that our house is, and always
8 will be his house. And that he is always welcome here. And he will always be part of our family.

9
10 Chief Krull stated that the Village President and Trustee Gibson have a Proclamation for Officer
11 Anderson to be read. (There was a round of applause).

12
13 Village President Meyers-Martin wanted to reiterate that Officer Anderson is always a part of the
14 Olympia Fields family. The Proclamation states as follows:

15
16 **“WHEREAS;** Toris Anderson joined the Olympia Fields Police Department as a full-time Patrol
17 Officer in June of 2006 and received his basic recruit training at the Chicago Police Department
18 Metropolitan Police Basic Recruit Academy in April of 1999. After receiving his basic academy
19 training Patrol Officer Anderson was employed by the Harvey, Phoenix, and Orland Hills Police
20 Departments before joining the Olympia Fields Police Department, and,

21
22 **WHEREAS;** Patrol Officer Anderson honorably served in the Illinois National Guard from
23 August 1982 to August 1988 and has over the course of his career used the training he received
24 from the Department of Defense Great Lakes Police Department Law Enforcement Training and
25 Development Center to further numerous law enforcement investigations and to better serve the
26 residents of Olympia Fields and,

27
28 **WHEREAS;** Patrol Officer Anderson has received many commendations and compliments from
29 other law enforcement agencies, peers, judges, social organizations, churches, schools,
30 government officials and citizens alike. These tributes range from his excellent people skills and
31 calm demeanor, to his constant willingness to listen to and help citizens and,

32
33 **WHEREAS;** Patrol Officer Anderson throughout the course of his career has attended training
34 in many different aspects of police work such as Juvenile Officer, Rapid Deployment Instructor,
35 Advanced Rapid Deployment Instructor, Close Quarter Handgun Skills, among many other
36 training classes, and,

37
38 **WHEREAS;** Patrol Officer Anderson is to be commended for his many years of unflinching
39 commitment to duty, his honor to the law enforcement profession and loyalty to the Village of
40 Olympia Fields and the Olympia Fields Police Department, and therefore;

41
42 **BE IT RESOLVED,** in accordance with Chapter 2 of the Olympia Fields Code of Ordinances, I,
43 Debbie Meyers-Martin Village President of the Village of Olympia Fields, do hereby present this
44 Recognition Proclamation to Toris Anderson in appreciation of **9 years** of dedicated and loyal
45 service to the Village and the Olympia Fields Police Department.

46
47 **IT IS THEREFORE APPROPRIATE** that Patrol Officer Toris Anderson be recognized and
48 commended for these fine achievements and his nearly **17 years** of dedicated service to all

1 citizens, residents of our community and others by being part of the law enforcement profession.
2 The Village of Olympia Fields was most fortunate to have the loyal and professional service of
3 Toris Anderson. We wish him well in his new endeavors. Dated this 24th day of August 2015.”
4 (There was a round of applause and a standing ovation for Officer Anderson).

5
6 Trustee Gibson stated that it gives her pleasure and great pride to give Officer Anderson this
7 document so that you will remember that you are one of us, and you will always be, and we are
8 proud of you. Officer Anderson stated thank you. (There was a round of applause).

9
10 Chief Krull stated that Officer Anderson’s wife is here. Chief Krull thanked Mrs. Anderson for
11 sharing Toris with us and for allowing him to work the holidays, the weekends, and all the other
12 cruddy hours that we are forced to work. Chief Krull stated that Officer Anderson could give the
13 flowers to his wife. (There was a round of applause).

14
15 Chief Krull stated Toris it gives him great pleasure to present him with his shield that is mounted
16 forever on a plaque. He stated that he likes to keep things as simple as possible. The plaque says:
17 “For your very many years of dedicated and honorable service to the Village of Olympia Fields
18 2006 to 2015.” (There was a round of applause). Chief Krull stated that you have your star for
19 your wallet. Chief Krull told Officer Anderson that he would put a star on a plaque for him and
20 he would get another one for his wallet. Officer Anderson stated thank you. Chief Krull stated
21 that we have cake and coffee in the police break room. He invited everyone to make themselves
22 at home and honor Toris accordingly.

23
24 Officer Anderson stated that he would first like to thank God, his wife, his family, and his co-
25 workers, the Board, and the Village of Olympia Fields. Thank you. (There was a round of
26 applause).

27
28 Village President Meyers-Martin thanked the family for coming and joining us tonight and
29 helping to recognize such a wonderful addition to the Village of Olympia Fields family and to
30 our police department. He is just to be commended everyday for his service, and we thank you so
31 much for allowing him to work with us. Thank you. We will miss you as we have missed you.
32 Good luck to you. (There was a round of applause).

33
34 Administrator Mekarski stated that he believes that all of the words have been said. This man is a
35 gentleman. He is a soldier. He is a hero. He will forever recognize him and call him his brother.
36 We had a lot of heart-to-heart talks many of times, some good times and some bad. He was
37 always true. He was always honest. He has a tremendous amount of faith that carried
38 Administrator Mekarski through some dark times. Administrator Mekarski stated “God bless you
39 for that. Love you.” Officer Anderson stated thank you. (There was a round of applause).

40
41 **Water Bills** - Mrs. Kathleen Wilk stated that she resides on Achilles Avenue in Olympia Fields.
42 She went to the “Coffee with the Village President” to ask about the water bills. She stated that
43 there is a little bit of difficulty finding out why they are being charged so much. She stated that
44 Olympia Fields pays the highest rate for water bills in the southern suburbs. Olympia Fields pays
45 more than anybody else in the area of the 12 Municipalities that receive water from Oak Lawn.
46 The Village pays the highest rate. She got an email from Mr. Landini. Mrs. Wilk stated that we
47 pay \$11.48 per 1,000 gallons of water here. The charge from Oak Lawn is \$4.60, which means

1 that the delivery charge from the Village of Olympia Fields is \$6.88 per 1,000 gallons of water.
2 She stated that she has a couple of questions.

3
4 1. Why is the Village charging so much? 2. Why are we charged so much and what is going on
5 with that money that comes in for water? She stated that from what she can see in the Budget and
6 stuff some of the money from the Water Fund and the Sewer Fund gets transferred to the General
7 Fund for the Village. 3. Is anybody in the Village getting a break in terms of the water bills? 4.
8 Does the hospital pay? 5. Do churches? 6. Does the school pay a water bill or are we subsidizing
9 others? 7. How does the status of the foreclosed homes in the area affect our water rates? 8. Is
10 there any plan to decrease the water rates or are they going to continue to go up as times goes
11 on?

12
13 Village President Meyers-Martin stated that since Administrator Mekarski works closely on this
14 he may be able to speak to a couple of those issues since Mr. Landini is not here.

15
16 Administrator Mekarski stated that the Village manages both our Water System and our Sanitary
17 Sewer System as an Enterprise Account. As an Enterprise Account it is designed to collect a
18 sufficient amount of revenue to pay for the true costs. It is not a simple equation of just looking
19 at the water rates from the other Municipalities that are part of the southwest Oak Lawn System.
20 He stated that Tinley Park has a huge share of water capacity. Country Club Hills, Matteson, and
21 Olympia Fields only account for 20% of the total southwest distribution of water. Tinley Park is
22 in the water business. Even though they receive the water from Oak Lawn, they have the
23 opportunity under their contract and continued in their new contract to sell that water to Mokena
24 and New Lenox. They have a second entrepreneurial revenue stream that they had negotiated
25 years ago that we do not have the ability to do. We can't be entrepreneurial with our water with
26 the exception of our ability to sell it to the Country Club which we did. We sell 12,000 gallons to
27 the Country Club at a rate at 1.25 or 25% higher than residential. All of our commercial users in
28 the Village, all of our institutional users, the hospital, the Country Club, the shopping centers,
29 Bizios Market, they are paying 25% more than the residents. That is an effort to subsidize some
30 of the residential consumption here. Even though we are paying \$11.00 per 1,000 gallons, if you
31 divide that out, you are still paying much less than a penny a gallon. If you think about
32 commodities in the world, less than a penny for a gallon of water is still quite a bargain.

33
34 Administrator Mekarski stated that he doesn't believe that you are going to see water rates
35 decline. We are still facing a huge Capital Improvement Program, which other communities
36 frankly have ignored. They defer their Capital Improvements. That is only living on sort of a
37 false stream. It is like having your house and not putting on a new roof, not changing out the
38 windows, not painting. In Park Forest there are sewer lines that have eroded to the point that
39 there is no longer a pipe. It is just raw sewage going through essentially a clay cavity. We don't
40 let that happen in the Village. We take a very judicious stance at looking at our Capital
41 Improvements and managing for them. He stated that we have one subdivision right now that is
42 going for a low interest loan from the IEPA. He stated that it is one subdivision, Suburban
43 Woods. He stated that just to replace that water line is \$2.3 Million Dollars. He stated that
44 anyone can do the math. If you divide \$2.3 Million Dollars by 1700 homes you can see what it
45 cost just to replace one subdivision per capita in terms of per household. That is only a start. He
46 stated that water lines typically last 80 to 100-years. How old is the Original Village? We were
47 founded in 1927. We are approaching 80 to 100-years on our system. The majority of the older
48 Village has to be replaced. There are \$10,000,000.00 of Capital Improvements beyond this \$2.3

1 Million Dollars of Capital Improvements that have to be budgeted for. This community, outside
2 of any other community, looks at every single line item of expenditures and costs and we budget
3 it out to 2030. We try to flatten those rates out as much as we can. We do have some peaks when
4 we have some of these major Capital Projects to reimburse. In the long run the Village will be
5 much further ahead than other communities that are deferring their Capital Improvements.
6

7 Administrator Mekarski stated that beyond our Capital Improvements, Oak Lawn is saying that if
8 you want to be part of the Water Transmission System you need to sign this new contract. There
9 is \$160,000,000.00 of improvements to which Olympia Fields is being asked to pay 3% to 3.5%.
10 That is in the neighborhood of another \$4,000,000.00 to \$5,000,000.00 depending on where that
11 percentage actually lines up. Everybody's rates are different because Olympia Fields is at the end
12 of the Water Transmission System.
13

14 Mrs. Wilk stated that she believes that we pay 23 cents more than any other community from
15 Oak Lawn from what she found online. The end of the line argument to her doesn't make any
16 sense.
17

18 Administrator Mekarski invited Mrs. Wilk to attend the Water Committee Meetings. He stated
19 that we sit down with our Financial Analyst, with our Engineer, with our Trustee Liaison, with
20 our Financial Advisor, with our Bond Counsel and other Municipalities, and you can examine
21 and look at the numbers. We have a responsibility in the Water System to make sure that the
22 taxpayer is not subsidizing it, and that the system is paid by the rate payers. There is a portion
23 that goes to the General Fund. That pays for some of the responsibility of the various
24 administrative personnel that manage the system, our Finance Department, our Finance Director,
25 the full-time Water Clerk, and some of the other associates that are collecting money at the
26 counter, all of the DPW Personnel that are assigned to fix water main breaks, to go out and do
27 turn offs, and part of our Collection System. We track every single element of the Water System
28 to make sure that the true costs are accounted for and the taxpayer is not subsidizing it, it is paid
29 by the rate payer. Water is a scarcity. It will not go down. We do not see water rates going down
30 unfortunately for the next 10, 15, 20-years. He doesn't think that you will see that going down in
31 other communities. We have to sign that contract with Oak Lawn just like the Village of
32 Matteson. The Village of Matteson's contribution to that system is going to be about
33 \$13,000,000.00. Are we just accepting what they give us? Absolutely not. The Village President,
34 Trustee Waite, and the Trustees have setup an examination of alternatives. We are in
35 negotiations with Chicago Heights to look at alternatives other than signing with Oak Lawn.
36

37 Village President Meyers-Martin stated that we did talk about that at "Coffee with the Village
38 President."
39

40 Administrator Mekarski stated that the Village President is launching a study with the South
41 Suburban Mayors and Managers Association involving all 43-communities to look at the
42 possibility of setting up a new Water Authority, breaking our dependency on the City of Chicago
43 and the Village of Oak Lawn. A lot of rates that have increased over the last five-years have been
44 attributed to the City of Chicago and Mayor Rahm Emanuel. It is over 150%.
45

46 Mrs. Wilk stated that Olympia Fields is still charging more than what the City of Chicago and
47 Oak Lawn are charging together.
48

1 Village President Meyers-Martin stated look at the populations though. We are a town of
2 approximately 1700 households. She is not saying that it is the be all, end all.
3
4 Mrs. Wilk stated that the water that you use is the water that you use. We use what we use. We
5 pay the same rate from Oak Lawn that anybody else does. It is our Village that is tacking on
6 \$6.88 per 1,000 gallons for the cost.
7
8 Administrator Mekarski stated that Flossmoor just went through a whole Capital Program to
9 upgrade their Water System. It didn't come out of rates. They went to Referendum. It is coming
10 out of property taxes. He doesn't think that is a proper expenditure of property taxes. Enterprise
11 Funds should be based on the user of the consumption. It shouldn't be based on property tax. He
12 stated that just because you have a more expensive house you are going to be paying and
13 subsidizing the Water System. It is a regressive system. That is wrong. Other communities have
14 gone to Referendum. Home Rule Communities simply raise their property tax and are doing their
15 Capital Improvements. We are doing our Capital Improvements through the rate payer. That
16 means the biggest water user; the school, the hospital, and the commercial are paying the biggest
17 amount. It is more equitable to the homeowner.
18
19 Mrs. Wilk stated thank you. Administrator Mekarski stated that he would love for Mrs. Wilk to
20 come during the daytime and meet with our Water Team, and meet with Jenni Booth who does
21 our Financial Analysis, and drill down the numbers with us. He wants Mrs. Wilk to feel
22 comfortable with the numbers. He doesn't have the spreadsheets here. He is speaking off the top
23 of his head and the bottom of his heart. He stated come to the office and spend a few hours, and
24 drill down with us. He stated that if she wants to volunteer to sit on some of the Water
25 Committees he is sure our Trustee Liaison would welcome your assistance. You can work with
26 us to see where we can find economies because that is what we do every day.
27
28 Mrs. Wilk stated okay, she understands that. She looks at the cost of living and Olympia Fields is
29 just going up and services cost more, and we are not getting much for that. She stated thank you
30 for your consideration and for listening to her. Administrator Mekarski thanked Mrs. Wilk.
31
32 **Water Bills** - Mrs. Linda Bailey stated that she resides on Parthenon Way in Olympia Fields.
33 She stated that this is a little bit more on a personal level. First, her water bills were going up
34 tremendously. She called the Water Department and had a couple of gentlemen come out to
35 confirm that there were no issues as far as leaks, running toilets, etcetera, etcetera that would
36 increase her water bills. She contacted a woman at the Water Department. She sent Mrs. Bailey a
37 printout of what she has paid from 2010 until now every other month. Mrs. Bailey looked at the
38 numbers. She stated getting back to addressing what the user should pay as they use the water, in
39 2011 her average cost if you take the six payments and divide it by six, her average cost for a
40 water bill was \$245.00. That is for four people that were in the house in 2011, or \$61.00 per
41 person. Through 2015 to-date, her average water bill was \$387.00 for three-people, or \$129.00
42 per person. She stated that from 2011 to 2015 her water bill has doubled per person. Mrs. Bailey
43 stated that she really hopes that you guys proactively do something. She knows that you have
44 done it for the electric bill. You mentioned that you may get some kind of consortium or
45 something, because she really hopes that you are not just going to do the Pontius Pilot and say,
46 "It is a fait accompli. We can't do anything with the water bills," because this is really ludicrous
47 to be paying this kind of money. She is going to second what Kathleen Wilk said. We are being
48 forced, because we have to get the City of Chicago water which is not a scare commodity. We

1 don't live in California. But nonetheless, we do have to bathe, and go to the bathroom and water
2 our lawns, which we don't do any watering of lawns she can guarantee you that at this point with
3 the cost of the water bills. That is her comment. She stated thank you. Village President Meyers-
4 Martin stated thank you. Village President Meyers-Martin closed Communications & Petitions at
5 7:30 P.M.

6
7 **CONSENT AGENDA:**
8

9 **A. Ratification of Partial Waiver of Lien and Invoice #1465.2 to Performance Pipeline,**
10 **Inc. for work completed in connection with the Graymoor Subdivision, Lateral Line**
11 **Rehabilitation Project in the amount of \$140,823.07.**

12
13 **B. Recommendation for payment of Invoice #1465.3 (Project No. 12-677.04) to**
14 **Performance Pipeline, Inc. for work completed in connection with Graymoor**
15 **Subdivision, Lateral Line Rehabilitation Project Non-Usace Funding in the amount**
16 **of \$180,049.11.**

17
18 Village President Meyers-Martin stated that you have Items 5(A) and 5(B) on the Consent
19 Agenda. The Consent Agenda are items that are fairly routine and do not require a lot of
20 discussion.

21 **Motion by Trustee Waite, second by Trustee Hudson to approve under the Consent**
22 **Agenda Items (5A) and 5(B).**

23 **Voice Vote: All Ayes Motion Carried.**
24

25 **FINANCE:**
26

27 **May 2015 Financial Statements** – Trustee Byrd stated that May is the first month of the Fiscal
28 Year for 2016.

29
30 **Treasurer's Report May 31, 2015** – Trustee Byrd stated that you should have a copy of the
31 Treasurer's Report. You should have an adjusted Treasurer's Report on your dais. The change is
32 on "Oak Lane SSA #3 Interfund." There was an amount listed previously of "\$57,000.00." That
33 was taken out. That was inadvertently put in there. It should not have been in there in the first
34 place. There was a change in the new one in the Interfund of "\$54,712.00" and the removal of
35 the amount in the column under Line Number 6.

36
37 **May 2015 Financial Statements** – Trustee Byrd stated that if you go to the May 2015 Report,
38 take into consideration that this is the first month of this Fiscal Year. Therefore, you are going to
39 have some Revenue especially with the Water Fund and the Sewer Fund due to the fact part of
40 that increase is not shown in the Revenue on this Report. In the General Fund we had a Budget
41 of \$239,177.00. The actual for the Revenue was \$223,019.00. The Water Fund Budget for
42 Revenue was \$195,307.00 for that month. The actual Revenue was \$144,892.00. The Budget for
43 Revenue for the Sewer Fund for that month was \$131,206.00. The actual was \$105,952.00. All
44 three Funds were slightly short of Budget Projections for the month of May. The Water Fund and
45 Sewer Fund are due to the fact that those increases that were supposed to take place did not take
46 place until May. You will not see a true comparison of the Revenue until probably July.
47

1 Trustee Byrd stated that with regard to Expenses in the General Fund the Village had budgeted
2 \$731,257.00. The actual Expenditure was \$735,944.00. In the Water Fund the Village had
3 budgeted \$167,201.00. The actual Expenditure was \$147,005.00. In the Sewer Fund the Village
4 budgeted \$64,327.00. The actual Expenditure was \$54,216.00. The General Fund was slightly
5 over the budgeted amount. The Expenses are pretty much holding to par on that.
6

7 Trustee Byrd stated with regard to the “Current Month Surplus/Deficit,” it is showing that we
8 budgeted for a deficit of \$492,080.00 in the General Fund. We actually had \$512,925.00. It is
9 approximately \$20,000.00 over what we had budgeted for that month. In the Water Fund
10 \$28,106.00 was what the Village budgeted. We have a deficit of \$2,113.00. In the Sewer Fund
11 \$66,879.00 was budgeted. Our actual was \$51,736.00.
12

13 Trustee Byrd stated that the “Year to Date Surplus/Deficit will be the same due to the fact this is
14 the first Report for the year. You have the printout and you can look and see where we are up
15 and down for the month. He stated that with the State Income Tax on the Revenue side we were
16 about \$15,000.00 less which also affected that Budget for the month. The rest of the items are
17 pretty close. He stated that you can go through the items and if you have any questions you can
18 ask him or Cindy.
19

20 Trustee Nale stated that she was just curious. In Bank Financial we have 2.15%. That is the
21 institutions where we have cash. In Seaway we have 0.01%. Trustee Nale inquired whether or
22 not we can combine those.
23

24 Trustee Pennington stated no, you cannot combine those. Trustee Nale inquired whether or not
25 you can take them out and use them for something else. Can you close those accounts?
26

27 Trustee Byrd stated that is a discussion we have had in the past. He stated at the moment, no. He
28 will discuss that with the Treasurer because we have had this discussion before in the past.
29 Trustee Nale stated that she remembers that. She was curious as to whether or not there was
30 anything that was new. Trustee Byrd stated that there was a reason given as to why they are there
31 and he doesn’t remember what it was at the moment.
32

33 Trustee Waite stated that Seaway National Bank was acting as broker on a number of long-term
34 Notes and Bonds.
35

36 Trustee Pennington stated that they handle the Bond Issues for the Village. That’s why their
37 percentage is so low. These percentages represent the amount of money that’s going to these
38 institutions. Seaway is the smallest one simply because as Trustee Waite indicated it handles our
39 Bond Issues, our Bond payments. We can’t combine these at the present time because there is
40 not a mechanism in place for that particular process.
41

42 Trustee Nale inquired whether or not in the future we can combine them. Village President
43 Meyers-Martin stated that is what Trustee Byrd said that he will be talking to Don Theobald, our
44 Treasurer, to find out how we can best maximize those returns. She stated that Illinois Funds
45 which is the most secure in terms of investments, even their rates are extremely low. She stated
46 that as everybody knows if you have money in the bank you are getting very little return on your
47 investments.
48

1 Trustee Nale stated that she knows that we discussed this before. She just wanted to refresh her
2 mind. Trustee Nale stated thank you. Village President Meyers-Martin stated you are welcome.

3
4 **BUILDING:**

5
6 Trustee Hudson stated that she did not have a Formal Report this evening.

7
8 Village President Meyers-Martin inquired of Trustee Hudson whether or not in terms of
9 Beautification, she will be giving out awards.

10
11 Trustee Hudson stated that those will be done at the next Board Meeting.

12
13 **PLANNING:**

14
15 Trustee Pennington stated that he did not have a Formal Report this evening with respect to
16 Planning.

17
18 **Olympia Fields Park District** - Trustee Pennington stated that with respect to the Olympia
19 Fields Park District he will be meeting with the Director, Denise Will, as well as the President of
20 the Park District, Lori Jordan, on September 3rd to go over the specific plans of the Park District,
21 and see if we can develop some synergies between this Board and the Park District Board. He
22 stated that scheduling problems prevailed throughout the month of August. That's why they are
23 just now being able to schedule a meeting for September.

24
25 Village President Meyers-Martin stated that in the past we have tried to set up a meeting with the
26 President of the Board and the Executive Director hoping that would lead us to a complete Board
27 Meeting with their Board and our Board.

28
29 Trustee Pennington stated that is the Number One topic on his Agenda with them. He will report
30 out to the Board of Trustees when that occurs.

31
32 Village President Meyers-Martin stated that she doesn't believe that we are maximizing that
33 relationship. Trustee Pennington stated that he agrees.

34
35 **PUBLIC WORKS:**

36
37 **Discussion Only – Solid Waste Franchise – Request for Proposals** – Trustee Waite stated that
38 the Agenda indicates that he would like to discuss the possibility of going out and entering into
39 an Agreement with a major supplier of those kinds of services. He started that about a year ago
40 now. He had a discussion with the principals of the supplier that 80% of the Village now uses.
41 They said if the Village took over the billing and collections and so forth, the margin that would
42 be in there that was leftover would approximate \$100,000.00 a year. We had a number of
43 discussions where we looked at the details. One of the things that we thought would be a good
44 idea was to try to draft an Agreement and see what it looks like. He stated that going through that
45 process before going through the negotiations was probably not the way to go. We probably
46 should have had more discussions with the waste hauler and investigated how they came up with
47 \$100,000.00.

48

1 Trustee Waite stated that the Accounting Systems for waste haulers is pretty complicated. They
2 buy these big trucks. They are fueling them with liquefied natural gas which is a good idea. They
3 probably get subsidies from the Federal Government and other places for doing that. It is hard to
4 find out without being an Accountant and auditing their books what the true cost is. They came
5 back with a proposal. Trustee Waite stated that what they proposed was not anywhere near
6 \$100,000.00 that they had originally thrown out on the table. We are in the process of doing
7 some more due diligence rather than spending more money in completing this Agreement we
8 may not need. It gets complicated. He believes that there is an opportunity there somewhere. He
9 doesn't think they are lying to us. He doesn't believe they are being real open in terms of how
10 they go about arriving through accounting principles at what their true cost really is. That's
11 where we are.

12
13 Trustee Waite stated that the other part of it is the company that has 80% of the Village; they
14 don't seem to have very many complaints. He stated from a customer standpoint there doesn't
15 seem to be a big reason to go out there and see if we could capture some efficiencies in some
16 way to make it attractive. We are going to bore down, drill down, and go to the nth degree to see
17 how we can make it work. We don't have a lot of revenue. We try to be as efficient as we can
18 with what revenue we are able to get through Grants and other kinds of approaches. It just isn't
19 the ability of this Board to go out and turn on a spigot and run a few more tax dollars out and put
20 those into the fund in order to pick up the trash. There are a lot of things that we can do more
21 efficiently than perhaps what they do. We will investigate those until we figure it out.

22
23 Village President Meyers-Martin stated that it is her understanding that there are still some
24 RFP's that need to be acquired from other entities before you can make any kind of informed
25 decision.

26
27 Trustee Waite stated that the problem with going out to every trash hauler that's out there and
28 asking them for a Proposal is that just increases the complexity. We just don't have enough staff
29 to go investigate how they arrive at their costs, and how they arrive at the Proposals. The easy
30 way would be to say, "Let's forget it." He thinks there is an opportunity in there somewhere. The
31 thing that makes the predominant trash hauler attractive is that they have 80% of the market and
32 nobody has any complaints. If we go out and decide to give the business to somebody that had
33 zero business here, which might make it very attractive for them to give us a good price, may not
34 be the most efficient, and we end up with a lot of complaints from our residents for an issue that
35 isn't that important until they stop picking it up then it is important.

36
37 Village President Meyers-Martin stated that she will say it again, there are other disposal
38 companies that we need to hear from. There are other disposal companies that are interested in
39 providing us with an RFP.

40
41 Trustee Waite inquired of Village President Meyers-Martin whether or not she has a list of those.
42 Village President Meyers-Martin stated that she doesn't have the list in front of her but there are
43 others.

44
45 Administrator Mekarski stated that he was prepared today to give a Report that the marginal
46 revenue that we could capture that was first provided to us by the contractor less the liability
47 involved in the loss that we would take in non-collections, would not make it profitable or
48 feasible for us to go forward. The benefits wouldn't outweigh the cost. He stated that Trustee

1 Waite did indicate let's go ahead and continue with informal negotiations with multiple waste
2 haulers. Administrator Mekarski stated that he contacted some of the waste haulers indicating
3 that we are disappointed in the numbers and we are ready to scrap it. They started giving
4 Administrator Mekarski some flexibility pushing the numbers up in the direction that he believes
5 is favorable to the original Proposal. We had a little movement today. He believes that it is
6 worthwhile that we are simply tabling the item, and allowing an opportunity for the Committee
7 to meet with the waste hauler companies. We can report back at the next meeting on a Revised
8 Benefit Cost Analysis. As of this afternoon as he reported to the Village President it is a little bit
9 more promising. It is not as aggressive as initially but they are moving in the right direction. He
10 stated that it was a good call.

11 **Motion by Trustee Waite, second by Trustee Byrd that we table this discussion for a later**
12 **meeting.**

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

14
15 **HUMAN RESOURCES:**

16
17 **Personnel Manual Update** – Trustee Nale stated that she, along with Administrator Mekarski,
18 and Cindy Saenz met to discuss two important topics that they agreed should be added to the
19 Employee Handbook. She stated that one includes information regarding Family Medical Leave.
20 The other information is regarding Workmen's Compensation. According to IRMA, Olympia
21 Fields has a higher percentage of monies for Workmen's Compensation than other communities
22 for which they serve. They felt this was an important factor and these procedures should be
23 included in the new Manual. This will provide updated information, as well as guidelines for
24 various Department Heads.

25
26 Trustee Nale sent a message to our attorney requesting that completed updates be sent to her
27 since the Human Resource Committee will be meeting after the summer break. They would have
28 the opportunity to review what has been updated thus far.

29
30 **PUBLIC SAFETY:**

31
32 **Thank you Letter – Officer Michael Smith** – Trustee Gibson stated that the Department
33 received a thank you letter from the Flossmoor Montessori School on July 22nd, 2015 for one of
34 our officers, Officer Michael Smith.

35
36 On June 24th Officer Smith volunteered his time during the school's "Emergency Safety Week"
37 and provided an age appropriate presentation on the importance of seatbelt safety, how to safely
38 ride their bikes, how to safely cross the street and the appropriate times to call 9-1-1 among other
39 safety related topics.

40
41 Officer Michael Smith should be recognized and commended for his actions in volunteering his
42 time to educate and provide positive interaction with our young people.

43
44 A copy of the Flossmoor Montessori School's letter is attached for reference and review
45 purposes.

46
47 Trustee Gibson stated that if we see Officer Smith we should take the time to tell him thanks and
48 give appreciation for a job well done.

1 Trustee Gibson inquired of Village President Meyers-Martin whether or not she wanted her to
2 read the letter from the school. Village President Meyers-Martin stated yes.

3
4 Trustee Gibson stated that the letter is from the Flossmoor Montessori School. It reads as
5 follows: “To Whom It May Concern: Flossmoor Montessori School Camps at FMS would like to
6 extend its most sincere gratitude to the Village of Olympia Fields for their time volunteered
7 during our Emergency Safety Week. During the visit of Officer Michael Smith, on June 24th, the
8 children were given extensive, yet age appropriate, information regarding the safety that the
9 police and emergency response teams offer to our communities and as importantly, them! After
10 the presentations, the children understood seatbelt safety, how to safely ride their bicycles, and
11 cross the streets. The children also learned about appropriate times to dial 9-1-1, to list a few tips.
12 Officer Smith was very patient with the children and awesome representations of the respectable
13 character and competence expected of an officer in any capacity.

14
15 This act of kindness allowed our children to experience the duty of our servicemen not only in
16 thought or word, but also in deed. Again, we are most grateful, and proud to recognize Olympia
17 Fields Police at FMS! Sincerely, Shalon A.J. Eggleston, Administrative Assistant.”

18
19 Village President Meyers-Martin stated that we commend Officer Michael Smith.

20
21 **Ordinance #2015-15 – An Ordinance Declaring Certain Property Surplus and Authorizing**
22 **its Sale and Disposition of a 2008 Ford Expedition (First and Second Reading)** – Trustee
23 Gibson stated that the next item is an item from Chief Krull. It is Ordinance #2015-15 - An
24 Ordinance Declaring Certain Property Surplus and Authorizing its Sale and Disposition of a
25 2008 Ford Expedition. This will be for First and Second Reading.

26
27 Trustee Gibson stated that in order to properly manage the Village’s fleet of vehicles, it is
28 necessary to evaluate and in some instances take out old vehicles that are in service. The
29 evaluation process includes repair and maintenance history, mileage, overall condition of the
30 vehicle and the potential to repurpose the vehicle to other areas within the Village such as the
31 Building Department and the Zoning Department, or the Department of Public Works.

32
33 Trustee Gibson stated that the vehicle to be disposed of is a 2008 Ford Expedition with
34 approximately 133,110 miles that was originally used for patrol and then as a motor pool or
35 spare squad. The vehicle was then repurposed and used by the Department of Public Works. The
36 vehicle is no longer used by the Department of Public Works due to the Public Works Director
37 receiving a new vehicle for his use. The cost of repairs and maintenance needed to keep this
38 vehicle safe and operational exceed the value of the vehicle. Necessary repairs and maintenance
39 include heating and air conditioning controls, windshield wiper controls, repairs to the rear
40 passenger side quarter panel and brake light, new brakes, a new ABS module, and a transmission
41 rebuild or replacement.

42
43 In an effort to offset the cost of a replacement K9 vehicle, it is the Chief’s belief that the 2008
44 Ford Expedition should be declared surplus, and the title forwarded to Currie Motors in
45 Frankfort. Currie Motors would be directed to apply the trade-in value of the vehicle to the final
46 cost of the new K9 vehicle.

47

1 **Motion by Trustee Gibson, second by Trustee Nale to waive on First Reading and adopt in**
2 **Second Ordinance #2015-15- An Ordinance Declaring Certain Property Surplus and**
3 **Authorizing its Sale and Disposition of a 2008 Ford Expedition for an agreed price of**
4 **\$3,100.00.**

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

6
7 **REPORT OF VILLAGE ADMINISTRATOR:**

8
9 **Resolution #2015-15 – A Resolution Approving the Environmental Indemnity Agreement**
10 **with Speedway, LLC.** – Administrator Mekarski stated that he is very pleased to introduce
11 Resolution #2015-15 – A Resolution Approving the Environmental Indemnity Agreement with
12 Speedway, LLC. He stated that the Board of Trustees is aware that Speedway on Lincoln
13 Highway had a historic leak in one or more of their underground storage tanks. That had caused
14 some extensive soil contamination. Speedway has been working with environmental State
15 Agencies to remedy and remediate the hydrocarbons that are locked in the soils. He stated that
16 for close to a decade they had sort of a Vac System that would continually pump air down into
17 the contaminated soils and draw the hydrocarbons in a volatized vapor. The hydrocarbons were
18 caught with various sweeping filters so they would not be released into the atmosphere. They
19 have extracted as much hydrocarbons and contaminants as scientifically possible without a major
20 removal of all the contaminants. The State does allow them to cap the area and to ensure that the
21 plume of contamination is not exposing any danger to human element and/or safety.

22
23 Administrator Mekarski stated that fortunately the area of contamination is not that extensive. It
24 is primarily under the asphalt of Speedway and extends into our public right-of-way, the
25 extension of Main Street which would be directly across Main Street Matteson and into
26 Speedway. It does pick up a little bit of the parking lot of the office use that is adjacent to
27 Speedway, not the building itself, but the parking lot.

28
29 Administrator Mekarski stated that as part of their closure requirements with the Environmental
30 Protection Agency, Illinois IEPA, they were to give us notice that these contaminants concern
31 could expose our Public Works employees when they are doing utility work, water and sewer
32 work. We are also required to pass an Ordinance prohibiting the drilling of potable water,
33 drinking water from anywhere in the plume. That was passed at the last meeting. There are no
34 residential areas around the plume. Beyond the foot of the extension of Main Street, beyond the
35 Speedway and the parking lot it's an environmentally protected area regulated by the Army Corp
36 of Engineers associated with Butterfield Creek. He stated that while we certainly were not
37 intending, nor do we have any residential intent to drill potable water, we had a lot of concern
38 that our employees could be exposed to contaminants. There could be liability associated with
39 any exposure. There could be costs, specialized handling, specialized equipment, specialized
40 disposal, and so we called Speedway. We stated that we did everything we could that you need
41 to get your approval from the State. You have to go one step further. We negotiated the
42 Indemnity Agreement. The Indemnity Agreement is to make sure that if there is exposure to our
43 employees that we don't get brought into a lawsuit that Speedway takes responsibility. If we
44 have to take mitigative measures, specialized gloves, specialized masks, specialized suits, those
45 are reimbursed. We have specialized washing of our equipment. That is reimbursed. But more
46 importantly, we can reject doing any of the work and notify Speedway and then hire an
47 appropriate, specialized company that deals with hazardous waste and a possible main break or a
48 sanitary sewer line to be fixed, and that cost would be reimbursed. This was not volunteered by

1 Speedway. We caught this. We pursued this because of some of the comments that were brought
2 up at our previous meetings. Administrator Mekarski stated that he is very proud that we got this
3 on the books. He stated that copies of this will be given to Nicor and Commonwealth Edison and
4 to Comcast, letting their right-of-way groups know that they have got some exposure as well,
5 and they should probably negotiate the same with Speedway.

6 **Motion by Trustee Pennington, second by Trustee Waite to approve Resolution #2015-15 –**
7 **A Resolution approving the Environmental Indemnity Agreement with Speedway, LLC**
8 **and authorize the Village President to execute the Environmental Indemnity Agreement**
9 **dated July 27, 2015, between the Village of Olympia Fields and Speedway LLC; and**
10 **forward a copy of this Agreement to the Olympia Fields Department of Public Works,**
11 **Illinois Department of Transportation, ComEd, Nicor and Comcast.**

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

13
14 Trustee Pennington stated this is the tightest Indemnity Agreement he has seen in quite some
15 time. He stated job well-done.

16
17 Administrator Mekarski stated thank you very much. We are very proud of it. Thank you, we
18 really appreciate it.

19
20 Trustee Pennington stated that it is really tight. Administrator Mekarski stated that is a real high
21 compliment. This man use to work for one of the largest insurance firms in the world looking at
22 these kinds of Agreements for the past 30-years. Thank you.

23
24 **Authorization for the Village President to Execute the Intergovernmental Agreement by**
25 **and between the Village of Olympia Fields and the Metropolitan Water Reclamation**
26 **District of Greater Chicago (MWRD) for the Distribution of Rain Barrels –** Administrator
27 Mekarski stated that the next item is an Intergovernmental Agreement. It is authorization for the
28 Village President to execute the Intergovernmental Agreement by and between the Village of
29 Olympia Fields and the Metropolitan Water Reclamation District of Greater Chicago for the
30 Distribution of rain barrels. He stated that MWRD which manages our Sanitary Sewer System
31 and our Drainage System has been initiating some green infrastructure initiatives. One of those is
32 to try to get more infiltration and in-flow out of the Sanitary Sewer System which taxes the
33 system and causes a tremendous amount of expense unnecessarily. One of their strategies is to
34 capture rain water from everybody's gutters and sump pumps through a rain barrel, and have
35 residents utilize that water for their gardening purposes.

36
37 Administrator Mekarski stated that the Agreement will allow us to be part of the program. On a
38 voluntary basis folks will be given a phone number. It will be published in the Village's
39 Newsletter. They can call the number and the Metropolitan Water Reclamation District
40 (MWRD) will deliver a rain barrel to your house with the connection material and some
41 instructions on the use of it. It is going to go a long way towards water conservation which could
42 help a little bit on the water bills. It is going to encourage people to keep the water from their
43 gutters and their sump pumps from going into the Sanitary Sewer System, which is really
44 causing a huge expense on all of us. We are facing \$10,000,000.00 of water improvements. We
45 are facing \$20,000,000.00 of sanitary sewer lining and rebuilding. He stated to divide that by
46 1,700 residents. We are going to do it over 20-years. We are going to amortize it over 40-years.
47 He doesn't want to give anybody any false hopes. He stated that water and sewer costs for every
48 community in the United States, but most importantly in the Chicago Metropolitan Area are

1 going to increase. It is not going to reverse. This Agreement if passed puts us into the program.
2 In the next few weeks you will be getting a notice about how to contact MWRD and getting the
3 rain barrels delivered free of charge.
4

5 Village President Meyers-Martin stated that she had a conversation with the Director of the
6 MWRD a few months ago. She talked about the Rain Barrel Program. She never talked about
7 this Agreement. Village President Meyers-Martin stated that she is glad that we finally have an
8 understanding of how we can tap into the program.

9 **Motion by Trustee Hudson, second by Trustee Byrd to authorize the Village President to**
10 **Execute the Intergovernmental Agreement by and between the Village of Olympia Fields**
11 **and the Metropolitan Water Reclamation District of Greater Chicago (MWRD) for the**
12 **Distribution of Rain Barrels.**
13

14 Trustee Pennington inquired of Village President Meyers-Martin whether or not we know of any
15 other Municipalities in the area that are doing this project.
16

17 Village President Meyers-Martin stated that she is not aware of who is doing it. She knows that
18 there are towns that are involved. The great thing about it is that you can individually call to get
19 one of the rain barrels to begin that conservation. She couldn't say who else is participating.
20

21 Trustee Pennington inquired what do we do with the disposal of the water once it is collected in
22 the rain barrel.
23

24 Administrator Mekarski stated that there is like a hose connection on the bottom and the pressure
25 can force the water out and you can spray it on your lawn, or your vegetable gardens, and things
26 of that nature. You can slowly release it rather than having it flush during a storm event into the
27 Water and Sewer System. It can trickle out to your trees. He stated that a lot of folks do those
28 weeping hoses. It weeps out just under the moderate pressure of the rain barrel but very slowly
29 and you don't have to worry about turning on the little spigot. It is all voluntary and free. There
30 will be something in the Newsletter about it.
31

32 Trustee Byrd inquired whether or not there is a cost for the rain barrel. Administrator Mekarski
33 stated no.
34

35 Administrator Mekarski is hoping that the Beautification Committee will work with it because he
36 knows he is going to get a bunch of Code Enforcement Complaints about some blue or green
37 barrel in the front yard by the gutter. Maybe we could have some kind of contest and the students
38 at 227 could paint some flowers on them or something.
39

40 Village President Meyers-Martin stated that it is great that the MWRD is delivering them free of
41 charge, and they are free of charge. We encourage residents to take advantage of the program if
42 you are interested in collecting your rain water.

43 **Roll Call: Ayes (6-0) Motion Carried.**
44

45 **Resolution #2015-16 – A Resolution Supporting and Consenting to the Cook County Class**
46 **8 Property Tax Incentive Application Filed by Meridian Investment Partners LLC for**
47 **Certain Property Located in Olympia Fields, Illinois – Administrator Mekarski stated that for**
48 **the next Resolution we have the entrepreneur who has requested this Application and their**

1 broker in the audience. He encouraged the Board to call them to the podium after the
2 presentation to introduce themselves. He is sure that they will elaborate on the reasons behind
3 this.

4
5 Administrator Mekarski stated that we are very pleased to bring this to you. This is an Economic
6 Development measure. The Cardinal Fitness building has been vacant for close to three-years.
7 We were fortunate to keep the Cardinal Fitness business in the Village. They were looking for
8 more space and a little more favorable rent conditions. John Bizios came in and he spent
9 \$500,000.00 of their own money and they repositioned all of their tenants. They paid for the
10 remodeling to bring Cardinal Fitness into the Bizios Plaza. It was renamed "Charter Fitness."
11 That was one entrepreneur helping another entrepreneur for the benefit of everybody. It left a big
12 hole in the Cardinal Fitness building. The Cardinal Fitness building is a difficult building to fill
13 with retail because of the way it is setback. It was designed at the time to have the fitness center
14 there. Starbucks, prior to the recession had a Letter of Intent. They were going to occupy the site
15 that is vacant in front of the Cardinal Fitness building. That's why the Cardinal Fitness Sign was
16 shifted all the way to the view shed of the road. It wasn't in the center of the building because it
17 would have been blocked, which makes it even more difficult to rent for retail because that still
18 will be developed. We have been taking some proposals for Economic Development on that site.
19 Everybody says they don't want to go back there because the building that is rented in front of us
20 is going to block us.

21
22 Administrator Mekarski stated that we have a long-standing doctor's practice in Olympia Fields
23 that has come up with a creative solution. They want to stay in Olympia Fields. They are in a
24 leased building in Butterfield Plaza. They want to go to an ownership. Anytime we can
25 encourage an entrepreneur to go from a lease to ownership that means long tenure, long tenancy,
26 and we love it. This entrepreneur wants to go from two doctors to six doctors. That means more
27 people, more nurses, and more aides. It builds the economy, the multiplier effect. That's a
28 positive thing. They don't want to leave the entire 8,000 or 9,000 square feet of the building to
29 office. They are going to work with us to try to put 2,000 square feet of retail in that view shed.
30 The offices will be behind what may be the future Starbucks or another site, and we may have
31 retail at least in the back of the building where the view shed is. That opens up two prime retail
32 sites right next to Walgreens where the current dialysis center is.

33
34 Administrator Mekarski stated that they have come to us for some assistance. They are asking for
35 a Cook County Class 8 Property Tax Incentive which takes their assessment from 25%, and for
36 the next 10-years reduces it to 10%. The reason why is because folks that were considering
37 leasing that building were telling the Village that they have to pay more in taxes per month than
38 actually what the lease would be for that building. The current taxes on that 9,000 square foot
39 building are \$65,000.00 where Cardinal Fitness was. The entrepreneur is asking for a Class 8
40 economic incentive. This incentive cannot be approved by the County unless this governing
41 authority condones it. That requires at least the majority of this Board. He stated that a very
42 thorough Cost Benefit Analysis was presented by Mike Hoffman of Teska Associates. Mr.
43 Hoffman points out that over 10-years we will get an annual loss in property tax revenue of
44 about \$2,716.00. That is sort of the medium scenario. Rather than looking at the low or the high,
45 look at the medium numbers. The last column shows the potential loss of revenue.

46
47 Administrator Mekarski stated that in exchange for that revenue we get the possibility to get new
48 retail into the vacancy in Butterfield Plaza a lot easier. He stated that with Meijer's going down

1 the street there has been a lot of activity. The Village President's Office and his office are
2 working with an entrepreneur right now for a possible fast casual and possibly a restaurant use
3 on one of the sites because of Meijer's. Instead of that retail being way in the back, it would be
4 right next to Walgreens. So that is a possibility. We have got 2,000 square feet of possible retail
5 that could come in the Cardinal Fitness building. We are going to work with them to try to find
6 some tenants for that as well. We have the employees coming into the Dialysis Center, their
7 associates, and their customers. That may stimulate Sales Tax activity, shopping at Bizios, going
8 to John's American Bar & Grill, and going to Walgreens. Mr. Hoffman feels that ultimately the
9 benefits will outweigh the costs. We promote small business and don't lose a long lasting tenant.
10 There are costs but there are benefits. We think the benefits outweigh the costs.

11
12 Village President Meyers-Martin wanted to elaborate a little bit about what Administrator
13 Mekarski had said about that particular space. We have tried to market that ever since Cardinal
14 Fitness changed locations. The biggest complaint was that it was so recessed from the street and
15 no one wanted to go in there because they said they won't be seen. Nobody will know that they
16 are here unless we are a destination where people know where they are going already. That
17 would be the case for the Dialysis Center. She believes that it would be the best use of that space
18 at this point. We have had about five-years of trying to market it with absolutely no success.

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

20

21 Village President Meyers-Martin stated that we will allow you to come up and talk about your
22 business and how that will benefit that corridor. Administrator Mekarski is correct. Now that
23 Meijer's is coming in across the street we have been getting several inquiries about the south side
24 of the street, which is our side for those parcels that are empty. We are very excited about that.
25 We feel that you would probably be able to take advantage of some of that action and some of
26 that traffic as well.

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

28

29 Mrs. Carole Caveney stated that she is with Arthur J. Rogers & Company the Real Estate Broker
30 for Kidney Care Centers. They are currently located in Butterfield Plaza. They have 3,000 square
31 feet. They asked her to help them find a site for 6,000 to 8,000 square feet. They were looking at
32 leasing. When she stumbled across that property they decided to go ahead and acquire it.

33

34 Mr. Lanre Durodola stated that we have been in Olympia Fields in Butterfield. We are so thrilled
35 to be in Olympia Fields because we are looking to expand. In a way Olympia Fields has been a
36 community to us and we would like to be here. The broker was looking and found that building
37 right back there. We like it here in Olympia Fields. We want to stay. We like the community and
38 the people. You guys have been family to us. We decided to get the building. We thank you guys
39 and your audience. We want to have a long-time relationship with the Village of Olympia Fields.
40 Thank you.

41

42 Mr. Asim Shazzad just wanted to say "thank you" once again for approving it. He wanted to
43 echo what Lanre said.

44

45 Trustee Pennington stated that we have not approved it yet. Mr. Shazzad stated sorry.

46

47 Village President Meyers-Martin stated that you are expanding from your current location to this
48 location. You are increasing the number of doctors and the number of patients you will be able to

1 see. Mr. Shazzad stated correct. Mrs. Caveney stated more than doubling your size. Mr. Shazzad
2 stated almost tripling.

3
4 Trustee Gibson inquired of Mr. Shazzad where they are located now. Mr. Shazzad stated that we
5 are in the Butterfield Shopping Plaza which is one block east of that current location. It is next to
6 Walgreens, in the Dunkin' Donuts Shopping Plaza. Administrator Mekarski stated that you are at
7 the far end near the Walgreens. Mr. Shazzad stated correct. Trustee Gibson stated right between
8 the driveways. Mr. Shazzad stated correct. He stated that we have outgrown it. We do want to
9 stay in Olympia Fields. Village President Meyers-Martin stated that we want you to stay. Mr.
10 Shazzad stated perfect. Village President Meyers-Martin stated thank you very much.

11 **Motion by Trustee Pennington, second by Trustee Gibson to approve Resolution**
12 **#2015-16 – A Resolution Supporting and Consenting to the Cook County Class 8 Property**
13 **Tax Incentive Application Filed by Meridian Investment Partners LLC for Certain**
14 **Property Located in Olympia Fields, Illinois.**

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

16
17 **REPORT OF VILLAGE PRESIDENT:**

18
19 Village President Meyers-Martin welcomed the members of the audience since we have been on
20 hiatus since the beginning of July. Village President Meyers-Martin stated that we are happy to
21 be back. She stated that there are lots of things going on and lots of business to take care of. She
22 stated let me just give you an overview of what has occurred while we have been on hiatus.

23
24 **National Night Out** – Village President Meyers-Martin stated that at the beginning of August
25 we had National Night Out Against Crime. It was a very good event. We hope that it grows in
26 the future. It did allow us to have our officers out. We had a Corvette Car Show which was
27 fabulous. Lars was doing his demonstration. We had SWAT. The State Police were there. It was
28 an opportunity for the community to come together. We thank Randy Conn for all of his
29 assistance and for allowing us to be in the McDonald's Plaza. She stated that because we now
30 have some interest in that Jewel Plaza we hope that next year we will have to find a new location
31 because there will be people moving into that Plaza.

32
33 **President's Golf Outing** – Village President Meyers-Martin reminded everyone that the
34 President's Golf Outing is next Monday, August 31st, at the Olympia Fields Country Club.
35 President Linzey Jones began this Golf Outing. Village President Meyers-Martin stated that this
36 is our 16th Annual Golf Outing. The proceeds go back to the Homeowners Associations in order
37 to improve their entryways, to do any kind of beautification or repairs that they need to do. It is
38 based on participation. Even if you are not a golfer we would love for you to come and have
39 dinner, have cocktails at the Country Club. She met a resident who has lived here for 15-years.
40 Her son volunteered for the Amateur Open. She took him to the Country Club for orientation.
41 She had never been there. She was flabbergasted at how beautiful the inside of the Country Club
42 is. Village President Meyers-Martin stated that it is sad that more people don't get the
43 opportunity to go there. It is absolutely gorgeous. The flowers are in bloom. The resident stated
44 that she never knew it was on the other side of the Metra Station. Village President Meyers-
45 Martin stated that coming to the Golf Outing is an opportunity for you to come to the Country
46 Club. At Christmastime the homeowners do a Christmas Party at the Country Club. You haven't
47 seen anything unless you have seen Olympia Fields Country Club decorated at Christmastime. It
48 is breathtaking in terms of how gorgeous it is. She stated that we host our Volunteer

1 Appreciation Brunch at the Country Club to try to give people the opportunity to come over and
2 see one of our greatest assets.

3
4 **Olympia Fields Country Club 2015 USGA U.S. Amateur Championship** – Village President
5 Meyers-Martin stated that the 2015 USGA U.S. Amateur Open just concluded yesterday. We had
6 approximately 10,000 people coming into the Village of Olympia Fields. Kedzie Avenue was
7 gorgeous in terms of the Boulevard, the banners, just how Public Works worked to manicure the
8 lawns because we had people coming from all over the country to visit the Village of Olympia
9 Fields. Village President Meyers-Martin stated that she heard nothing but compliments from the
10 Country Club on how the Metra Station turned out. They put in new plantings. They painted the
11 whole station. It was absolutely gorgeous. We are very proud that the Amateur Open was here.
12 Village President Meyers-Martin stated that she is happy to say that in 2017 the Country Club
13 will be hosting the Women’s Championship Golf Tournament. We are working with the Country
14 Club to make Women’s Empowerment partner with the Women’s Championship. She believes
15 that will be a great opportunity again for people to go over to see the Country Club. She stated
16 that even if you are not a golfer the terrace of the Country Club is just beautiful. Their pool is
17 beautiful. She encouraged everyone if they have the opportunity to go there. We try to give every
18 opportunity that we possibly can.

19
20 **Coffee with the Village President** – Village President Meyers-Martin stated that she did
21 mention at the “Coffee with the Village President” that she is now the President of the South
22 Suburban Mayors and Managers Association. It is a governance that oversees 43-towns in the
23 south suburbs. One of her initiatives first thing was to create this Task Force to address water.
24 All of us are struggling with our contracts, whether we are with Oak Lawn; whether we were in a
25 consortium like Calumet Park and Midlothian, that consortium totally fell apart because nobody
26 could agree on how they needed to resource out their water. Even towns that are on wells are
27 having questions about how do they deal with privatizing their Water Systems. She stated
28 working with Chicago Heights, Hammond was the go to in terms of getting your water from
29 Hammond like Chicago Heights was doing. She stated that Hammond is not crazy. When they
30 saw that Chicago was raising their rates, they raised their rates to the tune of the City of Chicago
31 Heights suing them because they have raised their rates so high. There are a lot of options. There
32 are resources that we have been investigating. We will continue to investigate because just like
33 the residents of Olympia Fields all of us pay water rates too. No one wants to have outrageous
34 rates. We will continue to do our due diligence and our investigative work in order to find out
35 how we can mitigate some of these costs. She believes that the Task Force is one of the ways to
36 do it. We have asked Robinson Engineering to update their Water Map which gives us a total
37 view of every town, where they get their money, what those rates are, and what their water
38 delivery system looks like, how their redundancy works. One of our problems is redundancy. If a
39 water main breaks and it is not repaired in three-days, we run out of water. We can’t have that.
40 That is one of our issues that we must address coming up with these contracts with either Oak
41 Lawn, if we start looking at Chicago Heights, if we start looking at any of our other options,
42 redundancy is going to be the top of the list. We absolutely cannot run out of water. We will be
43 doing that hopefully in September. She talked to the Village Manager in Oak Forest. He has had
44 experience with Aqua, Oak Lawn, the City of Hammond, and all of those other places that we
45 are looking for resources. We will use him as a vast resource for information as we try to tie
46 together the information from Robinson.

47

1 Administrator Mekarski stated one point that he needs to bring up about water that adds to what
2 you were saying is the rates that folks are paying now actually has an amortized cost of some of
3 our future obligations. He stated for instance, even though our contract ends in 2024 with the
4 Village of Oak Lawn, they have already implemented the \$160,000,000.00 rebuild. We are
5 responsible for paying our proportionate share, not starting in 2024, but now. We didn't rush into
6 signing the contract because we don't believe that we are getting the best equitable share
7 compared to the big communities like Orland and Tinley Park who have a tremendous amount of
8 Sales Tax to subsidize their water rate, and they have that entrepreneurial ability. They are 80%
9 of the line. We are like a pencil in the line. In our 2030 Plan we took that cost that 3.5%, 3.8%
10 of the \$160,000,000.00. It is in there because when we sign the contract, whether it be this year,
11 next year, or somewhere between now and 2024, they are going to require us to pay the annual
12 rate and then everything that was retroactive from the day that they initiated the Capital Project,
13 plus amortization, plus a penalty. We want to avoid all of that by essentially building it in, unless
14 we jump ship and come up with a different alternative.

15
16 Administrator Mekarski stated that there is one other thing that we are very proud of is the water
17 towers. It takes \$750,000.00 to paint inside and outside the water towers. You have to do it every
18 12-years. The residents paid zero for it. That would have been a cost if you divide it by 1700 of
19 close to \$500.00 per homeowner. The reason why you are paying zero is because we got
20 Advocate to put "Advocate South Suburban Hospital" on the water towers. They are covering
21 100% of the debt service.

22
23 Administrator Mekarski stated that the \$3.6 Million Dollar water extension that went from east
24 to west to give better fire flows east and west, better water pressures, a little bit more reliability,
25 you are paying zero for that. The Country Club has paid 50% of it. Our sale of 12,000 gallons of
26 water pays the other debt service. We try to be entrepreneurial where we can. We are also
27 judicious. We are not going to go ahead and defer capital maintenance and/or not worry about
28 the problem until 2024, and then all of a sudden we have a situation like the Village of Matteson
29 where they are facing essentially Bankruptcy because the elected officials and Administrators are
30 afraid to give the facts.

31
32 Administrator Mekarski stated that the simple philosophy of our Mayor is giving you folks the
33 facts; trust you to make the right decision.

34
35 Village President Meyers-Martin stated that the final thing about water is that we are at the end
36 of the pipeline along with Matteson and Country Club Hills. We are probably the smallest users
37 of all of Oak Lawn's customers. She stated that up until just recently Country Club Hills never
38 wanted to work with us and Matteson in order to make a better case to Oak Lawn of why we
39 should not be paying as much as they were charging for their renovations. Country Club Hills
40 has a new Mayor, Mayor Ford. He has already expressed an interest to the Village President of
41 sitting down and talking with us and with Matteson on how we can work together to have more
42 credibility and more influence with the Village of Oak Lawn. We will be looking at all of those
43 issues in the upcoming future. She is very excited that Mayor Ford wants to have that
44 conversation. She stated that the former Mayor did not want to negotiate with Oak Lawn.

45
46 **President's Golf Outing** – Village President Meyers-Martin stated that the final thing about the
47 Golf Outing is it not only gives money back to our Homeowners Associations, but we have

1 created a Scholarship as well. We give two Scholarships to Olympia Fields High School students
2 that they can use for their college career. She is very excited about the Golf Outing.

3
4 Village President Meyers-Martin stated that she has had a conversation with Larry Rogers and
5 the Attorney General. Both of them are interested in coming to our Board Meetings to give an
6 overview of what they do at their office and how you can tap into some of their resources. We
7 will be bringing that to some of our Board Meetings as well.

8
9 **Upcoming Meeting with the Presidents of the Homeowners Associations -** Village President
10 Meyers-Martin stated that we are scheduling a meeting with the Presidents of the Homeowners
11 Associations to talk about Storm Water Management. We will be having those conversations as
12 well in September. She is looking forward to that. Village President Meyers-Martin believes that
13 if you have that conversation and you talk about the facts, and you talk about the reality of this
14 new 21st Century, that people understand what is going on and the challenges that you are faced
15 with. She looks for every opportunity to come to Homeowners Association Meetings, and for
16 people to come to “Coffee with the Village President,” for us to host some of these upcoming
17 meetings so that we can explain, and we can talk about the challenges that a small Village like
18 Olympia Fields faces in the realm of this post recession. Is it really a recession? Let’s look at
19 what’s going on in the Stock Exchange. Let’s look at how difficult it is to get business into your
20 towns. Let’s look at Economic Development. Let’s look at Property Taxes. All of those things
21 are creating such hardships for a lot of residents throughout the region. We must work together
22 in order to resolve those issues in the least hardship way. We look forward to doing that and
23 having those meetings in the upcoming future.

24
25 **LGDF Funding Cuts Update Information –** Village President Meyers-Martin stated that the
26 Mayors of the South Suburban Region have met with Governor Rauner personally, privately
27 twice. We met with him in Springfield. We met with him in Chicago. His proposal was to cut
28 LGDF by 50%. That is the Local Government Distributive Fund. That is our share of Sales Tax
29 that we get from the State in order to keep services up, to keep snowplows on the street, to keep
30 paving your roads, all of those types of things that LGDF provides. She stated that a 50%
31 proposed cut for Olympia Fields would be approximately \$250,000.00. That is a huge hole in
32 anybody’s Budget. She stated that for Flossmoor it is close to a \$900,000.00 hole if it goes
33 forward.

34
35 Village President Meyers-Martin stated that she is happy to say that all of our Legislators,
36 Senator Hutchinson, Senator Hastings, Representative Riley, and Representative DeLuca are
37 onboard to fight at every step against the Governor’s proposed cuts. That has kind of taken a
38 backseat to the other proposed cuts that he has been talking about like the Property Tax Freeze or
39 the waiving of the Sales Tax and then freezing your MFT Distribution, which is your Motor Fuel
40 Tax share. All of those things are still on the table. As you know, Springfield has not approved a
41 Budget yet. All of those things still come into play. We will try to hold our Legislators feet to the
42 fire so that they are not swayed by some of the propoganda that is going on in Springfield. The
43 Governor said to every Mayor which nobody liked, but he said, “If we got our Legislators to
44 approve his agenda, then maybe he would not cut our money.”

45
46 Administrator Mekarski stated that we get \$130,000.00 in Motor Fuel Tax. He stated that
47 \$100,000.00 is paying for the debt service for 20-years for our \$1.5 Million Dollar Road
48 Repaving that we just completed about a year ago.

1 Village President Meyers-Martin stated that if that gets frozen then again, a challenge. It is
2 always a challenge. We had four Grants.

3
4 Administrator Mekarski stated that the Governor can't eliminate the Grants because they were
5 passed by the State Legislature. He basically froze them so that they are sitting in legal. One has
6 been sitting in legal for about a year and a half. Another one has been sitting in legal for about
7 nine-months. That is for a new HVAC System for this building, a new Security Lock System that
8 is about to fail, an entrance Monument Sign with a media center which would allow for
9 Economic Development activities, broadcasting activities with the hospital, and also Public
10 Announcements like Public Hearings. That was matched 100% by St. James Hospital. They gave
11 \$109,000.00. That match is frozen now because we can't go forward with it.

12
13 Administrator Mekarski stated that the extension of Main Street by this area of contamination
14 that was a \$177,000.00 Project. We already had \$30,000.00 and they stopped it. So we had to
15 cancel the Bid and stop the engineering. He stated that redoing our sidewalks was about
16 \$155,000.00, all the broken concrete pads and to make sure that they are ADA accessible, all of
17 that stopped as well. Hopefully, they will come back. He stated that Governor Rauner is taking
18 every measure that is possible to use as sort of a bargaining tool to get the prerogatives of his
19 vision of the Budget.

20
21 Village President Meyers-Martin stated that we are in constant conversation with our Legislators
22 to make sure that they hold the line on some of those proposed cuts. Hopefully, if they pass a
23 Budget, then we can maybe see some of those monies freed up. It is a challenge without a doubt.

24
25 **UNFINISHED BUSINESS:**

26
27 Trustee Waite stated that in yesterday's South Town it was talking about Lockport opposes
28 electricity tax. He provided the Board with a copy of the article. He thought that the Board would
29 like to be aware of what they are doing to get some revenue from a different source.

30
31 **NEW BUSINESS:**

32
33 **Diversity, Inc. – Annual Dinner & Award Presentation – Wednesday, September 30, 2015 –**

34 Village President Meyers-Martin stated that we have the Diversity, Inc. Annual Dinner and
35 Awards Presentation on September 30th. She believes that Gladys has sent out all of the
36 invitations to the Trustees. We will be looking for a response as to whether or not you would like
37 to attend the Diversity, Inc. dinner.

38
39 Trustee Gibson stated that she believes everybody might have gotten this letter concerning
40 Country Club Drive. Trustee Hudson stated that has been addressed.

41
42 **RESIGNATIONS AND APPOINTMENTS:**

43
44 **Re-Appointment of all Existing Members to the Economic Development Committee –**

45 Village President Meyers-Martin stated that she is asking for approval to reappoint all of the
46 existing members to the Economic Development Committee. She stated that Trustee Byrd is our
47 Liaison to the Economic Development Committee. The Committee also includes: David

1 Mekarski, our Chairperson is Trinetta Britt-Johnson, Michael Lewis, Randy Conn, Elliott
2 Johnson, Richard Gibbs and George Chandler.

3
4 Village President Meyers-Martin stated that the Economic Development Committee has been
5 very active throughout the last couple of years with our Business Connections Breakfast, where
6 we invite all of our businesses so that we could create more of a relationship with those
7 businesses. Now they are embarking on a branding strategy. We have a meeting coming up with
8 Arnie Kimmel from St. James Hospital. We also have had conversations with the School District
9 because if you remember from the presentation that we had, those were two of the components
10 that needed to be part of this whole branding strategy. They are moving full steam ahead to set
11 up those meetings so that we can begin to make some in-roads in that branding strategy. Village
12 President Meyers-Martin stated that she is very proud of that Committee.

13 **Motion by Trustee Pennington, second by Trustee Gibson to place the candidacy of the**
14 **Village President Debbie Meyers-Martin, Village Administrator David A. Mekariski,**
15 **Trustee Liaison Arthur Byrd, Chairperson Trinetta Britt-Johnson, Michael Lewis, Randy**
16 **Conn, Elliott Johnson, Richard Gibbs and George Chandler to the Olympia Fields**
17 **Economic Development Committee for a term ending on April 30th, 2017, or until a new**
18 **appointment is made by the Village President.**

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

20
21 Village President Meyers-Martin stated that she welcomes back all of her Economic
22 Development Committee Members.

23
24 **ADJOURNMENT:**

25
26 **Motion by Trustee Pennington, second by Trustee Nale to adjourn at 8:50 P.M.**

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

28
29 **Respectfully submitted by Faith Stine.**

30
31
32
33
34