



1 Review is associated with the parking lot demolition, the Grading Plan, and the Storm Water  
2 Management Plan. There was an issue about whether or not they were going to relocate a water  
3 main, and also the temporary access road and construction area across from the hospital.  
4

5 Trustee Pennington inquired whether or not this is all still in Phase 1. Administrator Mekarski  
6 stated that is correct.  
7

8 Trustee Pennington stated that the second item is also related to Robinson Engineering and  
9 specifically the Graymoor Sewer Lining and the Graymoor Flow Monitoring. It is on Page 16 of  
10 the Detailed Report. Trustee Pennington stated that he would presume that these are ending bills  
11 since that project is closed and ended.  
12

13 Administrator Mekarski stated that the Army Corps of Engineers section is going through  
14 closure right now. The Village received a letter from the Army Corps of Engineers. The Army  
15 Corps of Engineers was doing the portion of the sewer lateral lining in the public right-of-way.  
16 The Village was doing the residential lateral lining outside of the right-of-way from the right-of-  
17 way line to the foundation line of the property owner. That is closed. These are probably Final  
18 Reports to determine how effective it was. He has heard that this is beyond expectations. It is  
19 85% effective in eliminating the I & I, infiltration and in-flow which is the rainwater that seeps  
20 into the ground and gets captured through the cracks of the old vitrified clay laterals or sewer  
21 mains. Once the rainwater gets into the sewer mains and the sewer laterals it causes a surcharge.  
22 It taxes the capacity and there is the vulnerability of the sanitary sewer backing up on first floors,  
23 basements, and in shower stalls. There was 85% elimination through lining these clay pipes with  
24 fiberglass. It is a huge success. MWRD is celebrating it. The EPA and the IEPA are celebrating  
25 it. It is becoming the model across the state, this one project that we did in Graymoor.  
26

27 Trustee Pennington thanked Administrator Mekarski. Trustee Gibson inquired whether or not we  
28 can consider the St. James Expansion Project to be a pass-through. Administrator Mekarski  
29 stated that is correct. Any kind of Plan Review is going to be managed through an Escrow  
30 Account. The Escrow Account is all invoiced and it is all audited. Those detailed bills are  
31 forwarded to the Applicant who reimburses the Village for that.  
32

33 Trustee Waite stated that there were a few homeowners in Graymoor that did not allow those  
34 laterals to be done. Trustee Pennington stated that there were seven homeowners that did not do  
35 it. There are 140-homes in Graymoor. Trustee Waite stated that now it is too late. We were  
36 taking care of the cost of all the other ones. He stated that doing them one at a time we  
37 determined that it runs \$15,000.00 to \$20,000.00. That is going to be a burden for those seven  
38 homeowners when they get ready to sell their property. There will be a Lien attached.  
39

40 Village President Meyers-Martin stated we did reach out to them several times. At the end of the  
41 day it was their decision. Trustee Waite stated that it was no surprise to them.

42 **Motion by Trustee Pennington, second by Trustee Gibson to approve the payment of Bills**  
43 **for September 12<sup>th</sup>, 2016, in the total amount of \$229,088.37.**

44 **Roll Call:                      Ayes (5-0)                      Motion Carried.**  
45  
46  
47

1 **COMMUNICATIONS & PETITIONS:**

2  
3 Village President Meyers-Martin opened Communications & Petitions at 7:10 P.M.

4  
5 **Thank you to Village President Meyers-Martin** - Mr. Ernie Gibson stated that he resides at  
6 208 Wysteria Drive in Olympia Fields. The Wysteria Board meets four times a year by  
7 Declaration by the law of the State of Illinois, the Condominium Law. They try to have a  
8 principal speaker at those meetings four times a year when they are meeting with the residents.  
9 Mr. Gibson invited President Meyers-Martin to their meeting the beginning of September.  
10 Village President Meyers-Martin accepted the invitation.

11  
12 Mr. Gibson stated that we are very pleased that Village President Meyers-Martin attended and  
13 fielded questions and answers for two-hours. They are very appreciative of that. HALO Officer,  
14 Officer Lopez made a presentation at the meeting. It is customary for the HALO Officer to make  
15 a presentation at each meeting. Officer Lopez introduced one of the new officers that was just  
16 hired last month.

17  
18 Mr. Gibson stated that on behalf of the Board of Directors of Wysteria they wanted to thank  
19 Village President Meyers-Martin for coming out and spending time with them. He stated that  
20 they hope to see her at their Christmas Party. Village President Meyers-Martin stated thank you.

21  
22 **2016 Summer Landscape Awards Presentation – Beautification Committee** – Village  
23 President Meyers-Martin stated that we have two items under Communications & Petitions. One  
24 item is the Landscape Awards Presentation. She stated that she loves to come to the  
25 Homeowners Associations Meetings. If anybody else is having a meeting she would love to  
26 come and give you updates on the Village, and what we are doing, and get your questions,  
27 concerns, and your recommendations. She stated to let her office know. She would be happy to  
28 come out.

29  
30 Trustee Pennington stated that Village President Meyers-Martin attended the Graymoor Land  
31 Owners Association event yesterday. She did a very fine job and we thank you very much.  
32 President Meyers-Martin stated thank you for the invitation.

33  
34 Mrs. Susan Moroney stated that she is the Assistant Chair of the Beautification Committee for  
35 the Village. Our Trustee is Willett Hudson. The Summer Landscape Award Program has been  
36 ongoing for 13-years. Every year they work with the Presidents of the Homeowners Associations  
37 in developing more submittals and new looks. Tonight they want to award the First, Second, and  
38 Third Place Award Winners. The three top homes in each subdivision are reviewed by the  
39 Beautification Committee Team to select the First, Second, and Third Winner Village-wide.

40  
41 Mrs. Moroney stated that the First Place Award goes to the Johnson Family. They reside at 2521  
42 Glen Eagles Drive in The Greens.

43  
44 Mrs. Shirley Johnson stated that the Johnson's live on her block and she will get that to them.  
45 Mrs. Johnson stated that she is from The Greens where Darryl Johnson and his wife, Angela are  
46 First Place. She stated that we are so proud of them.

1 Mrs. Moroney stated that for the First Place Award the resident receives an Award Certificate as  
2 well as a \$100.00 Gift Certificate to Saunoris. (There was a round of applause). She stated that  
3 everyone who is nominated, even if they are not selected for First, Second, and Third, receive an  
4 Award Certificate in recognition of all of their hard work and efforts.

5  
6 Mrs. Johnson stated that we are so proud of them. She stated not only do they make The Greens  
7 look beautiful, but they make the entire Village look beautiful and we do appreciate that. (There  
8 was a round of applause).

9  
10 Mrs. Moroney stated that the Second Place Award goes to the Lowry Family at 74 Graymoor.  
11 (There was a round of applause). Mr. and Mrs. Lowry received an Award Certificate and a  
12 \$75.00 Gift Certificate to Saunoris.

13  
14 Mrs. Moroney stated that if you have not gone by the homes of these individuals you need to  
15 check it out. Mrs. Moroney stated that the Third Place Winner is the Knowles Family from The  
16 Trails at 3333 Cumberland Trail. (There was a round of applause). Mr. and Mrs. Knowles  
17 received an Award Certificate and a \$50.00 Gift Certificate to Saunoris. Mrs. Moroney thanked  
18 the Winners for their hard work and effort in making our Village a more beautiful place to live.  
19 (There was a round of applause).

20  
21 Village President Meyers-Martin thanked the Beautification Committee. She stated that you  
22 always do a wonderful job in our Landscape Awards and our Holiday Awards. We thank you for  
23 all of that hard work. Congratulations to all of the winners.

24  
25 **Event Permit – Pedal for Prostate Charity Bike Ride September 17, 2016 – Keith**  
26 **Kebschull** – Village President Meyers-Martin stated that we do have a presentation regarding  
27 the Charity Bike Ride.

28  
29 Mr. Keith Kebschull stated that he lives in Homewood. He is doing a Bike Ride called, “Pedal  
30 for Prostate.” It is the third year that he is doing it. The first two years they did the ride in  
31 Homewood, Flossmoor, Tinley Park, and Country Club Hills. This year they decided to extend it  
32 out a little bit and do three rides which is called, “Pedal the Parks for Two,” which is a five-mile  
33 ride and a 15-mile ride. The 15-mile ride goes into Olympia Fields. He stated that they ride past  
34 five of your parks. He rides past nine parks in the Homewood and Flossmoor area. Mr.  
35 Kebschull is here for an Event Permit. He had Prostate Cancer in 2010. He rode in 2011 from  
36 Homewood to Michigan. He stated that made him want to do this and try to raise money for  
37 other folks going through it. All the money that they raise goes to the Cancer Support Center in  
38 Homewood. The first two-years they raised \$11,200.00 to go towards men and their family, and  
39 programs at the Cancer Support Center in Homewood. (There was a round of applause).

40  
41 Administrator Mekarski stated that it is a Family Bike Ride and not a race. Mr. Kebschull stated  
42 it is a Family Bike Ride. That’s the reason for doing “Pedal the Parks for Two” so he can get  
43 young families. Last year they had six young families that were families of five that came out.  
44 Last year they had 38-riders. They had 26-riders the first year. The goal is to have 75-riders this  
45 year and to raise \$7,500.00 to go to the Center. He is estimating that they will have about 15 or  
46 20 that will ride the 15-mile ride that would come through Olympia Fields as well as Homewood  
47 and Flossmoor.

1 Village President Meyers-Martin stated that in the Board Packet is a print-out of the route.  
2  
3 Mr. Kebschull stated that everyone that does ride is required to wear a helmet. The 15-mile ride  
4 is marked in purple. They also have to wear a purple wristband which is an emergency contact in  
5 case there is an issue. All the riders will have his cell phone number. If there is a breakdown,  
6 there is a bike shop in Hazel Crest that is a sponsor of the ride. He is there to help with any bike  
7 emergencies. Some people do wear high Vis vest, but every rider gets a T-shirt. Most of the  
8 riders put on their white T-shirt. It makes them more visible.  
9  
10 Village President Meyers-Martin stated that you are scheduled to arrive in the Village around  
11 10:45 A.M.  
12  
13 Mr. Kebschull stated that because it is a 15-mile ride, most of the people that will ride that ride  
14 will be out of the Village by 11:30, 11:45 and on their way back to Flossmoor and over to  
15 Aurelio's.  
16  
17 Village President Meyers-Martin inquired what if we want to come out and watch. Mr.  
18 Kebschull stated that they will be turning around in Tolentine Park. They will be going past  
19 Bicentennial Park, Arcadia, and turning around in Tolentine Park. They will be riding past Spirit  
20 Trail as well.  
21  
22 Chief Krull stated that Mr. Kebschull did a fantastic job on the route and on the prior  
23 notification. Chief Krull thanked Mr. Kebschull for what he is doing. It is a very noble cause. As  
24 he related in his e-mail, they have three officers working that day. He stated that they will be  
25 there to assist him, but unfortunately they won't have an officer there to follow you along.  
26  
27 Mr. Kebschull stated that he has a gentleman that will be sitting in Tolentine Park. The  
28 gentleman will be there to assist in case there is an issue crossing traffic because Governors  
29 Highway is a more major road. He will assist the riders to get across Governors Highway if need  
30 be.  
31  
32 Chief Krull stated that you will see our squads in the area. They know what is going on that day.  
33 If they are not too busy they will certainly help out in any way that they can.  
34  
35 Mr. Kebschull stated that he will be riding that ride as well and you will probably see him on his  
36 blue tricycle.  
37  
38 Trustee Gibson stated that she thinks it is a wonderful program. (There was a round of applause).  
39 **Motion by Trustee Pennington, second by Trustee Gibson to approve the Event**  
40 **Application for the 3<sup>rd</sup> Annual Pedal for Prostate Bike Ride on Saturday, September 17<sup>th</sup>,**  
41 **2016, (Rain or Shine).**  
42 **Voice Vote: All Ayes Motion Carried.**  
43  
44 **Thank you to Village President Meyers-Martin and the Board** – Mrs. Elaine Shannon stated  
45 that she resides at 22 Danube Way. Mrs. Shannon complimented the Board on the wonderful job  
46 that they are doing. She stated that as a previous Board Member she knows all the long hours and  
47 the hard work that goes into serving this community. She wants them to know that there are

1 people out here who really appreciate what they are doing. She stated keep doing what you are  
2 doing to maintain the quality of life in this Village.

3

4 Mrs. Shannon stated that there is one recommendation she wishes to make to this Board, please  
5 stand together. Do not let anything divide you. There are many factions who would want to  
6 divide the Board. She stated stand together. That is her command to you. She has served on the  
7 Board. She knows what you go through. She stated my thanks to you, and thanks to the President  
8 for your great leadership. We appreciate you, and all the staff, and Board Members. Thank you  
9 very much for your work. (There was a round of applause).

10

11 **A Resident's Comments** - Mrs. Beverly Sokol stated that she lives at 10 Wysteria Drive in  
12 Olympia Fields. She stated as follows: "There are times when team interest takes a back seat to  
13 self interest. At those times the outcome is failure. How many times during the Olympics did  
14 Olympians refer to their success as the result of the positive team spirit and incredible support  
15 they showed each other?"

16

17 I am perplexed as to why at every meeting that I have attended, especially the meeting  
18 addressing the erection of a cellular tower there is a group of citizens that demonstrate the direct  
19 opposite of team spirit. This was the case during the executive session of that meeting. Several  
20 residents took over during the time of the executive session and spoke negatively about our  
21 Village leaders and the predicted failure of the Village under their leadership. The same group  
22 presented their negative perception of the way the Village is administered at the last Board  
23 Meeting on August 21<sup>st</sup>.

24

25 My husband Edwin and I have lived in Olympia Fields since 1963, and have always enjoyed  
26 great communications and support from every administration. The present administration is a  
27 textbook case of how a government should operate and communicate with its citizens. Residents  
28 at the Board Meeting of August 21<sup>st</sup>, 2016, received a comprehensive presentation of a 30 year  
29 plan stating the present and future needs of the Village from the aging infrastructure to the  
30 projected income to service those needs.

31

32 As we see some of our surrounding Municipalities deteriorate because of poor leadership and  
33 staffing we can be proud to boast of the following:

34

35 **AAA Bond Rating**

36 **National searches for the best Administrative Team from Village Administrator to**  
37 **members of the entire Village staff which includes the use of top notch law and auditing**  
38 **firms.**

39 **Securing of Grants under the leadership of an experienced and award winning Village**  
40 **Administrator.**

41 **Using success, trustworthiness, ethics and experience, not a resident requirement, as the**  
42 **qualifications for Village employees.**

43 **Adequate but not frivolous staffing to continue necessary services for our Village that is the**  
44 **"jewel of the south suburbs."**

45 **Open communications at every administrative level and access to Village information**  
46 **requested by residents.**

47

1 We have the opportunity to continue all of the above benefits by building an objective and  
2 collaborative team spirit, or we can follow the few who demean the administration and deliver  
3 untruths despite the objective presentation of the facts as presented by objective legal and  
4 financial experts.

5

6 I am asking residents to attend Village meetings to learn the facts and the truth of Village  
7 operations so you will be armed with the truth and not the truth as others want you to see it.

8

9 Thank you for the opportunity to present this. I appreciate all of you. And I love living in  
10 Olympia Fields thanks to all of you.” (There was a round of applause).

11

12 Village President Meyers-Martin stated thank you very much for those kind words and  
13 compliments. She is sure all of the Board truly appreciates your support. There are many  
14 meetings where we don’t have those warm and fuzzy feelings. Thank you very much for being  
15 here. We appreciate that. Trustee Pennington stated hear, hear.

16

17 Trustee Waite stated that after the previous meeting the Auditors were auditing the books. It is a  
18 pretty first class auditing firm. They specialize in Municipalities and so forth. Trustee Waite  
19 inquired of them, “How do you view coming here to audit our books?” They said, “You have got  
20 the brightest group of people that we have ever come in contact with.” (There was a round of  
21 applause). They gave Cindy Saenz, our Chief Financial Officer a lot of accolades. Trustee Waite  
22 stated that he could tell you that from 50 some years in the business that she could qualify for a  
23 whole lot of corporate positions in the \$500,000,000.00 and above range and make a lot more  
24 money if she went someplace else.

25

26 Trustee Waite stated that David has stuck with us for a long time, and put up with a lot of  
27 harassment from a variety of folks. He said that it is like his wife’s little dog when it gets run  
28 over by a German Shepard, he just gets up and shakes it off and runs with the big dogs. He stated  
29 that Debbie is tireless. She shows up everywhere. When you start looking at what we have with  
30 John, our Chief of Police, Jim, our Public Works, and Betty, he mentioned those three the last  
31 time and he neglected to mention the other people that we have on our staff that really are first  
32 rate. You can’t get first rate people by being chintzy. You’ve got to hire good people, give them  
33 their goals and follow-up to see to it they are met. (There was a round of applause).

34

35 Administrator Mekarski stated what you two ladies did today has restored the faith of his office  
36 and all of our Department Heads. He has to admit over the past few weeks, maybe a few months,  
37 there has been so much negative energy, so much animosity, so much divisiveness spilling over  
38 into Olympia Fields, a truly unique community. There is probably no other community in the  
39 entire country that embraces diversity and is as colorblind as this community.

40

41 Administrator Mekarski stated that as you know the entire Administrative Team puts in 100%  
42 each and every day. We love the community. And we go out of our way to serve. When there is a  
43 tax on your professionalism, your integrity, it hurts. Ladies, thank you. He can’t tell you how  
44 healing your words today have been, not only to him, but he is sure for every single member of  
45 our administration. We’ve got a great team. And he believes as you said, we have to stand  
46 united, because standing united we can achieve anything, anything in this Village. And from his  
47 heart he just wanted to say thank you. (There was a round of applause).

1 Trustee Waite stated that he forgot to mention that there was an e-mail last week. He was able to  
2 get a copy of it. There were 300 e-mail addresses on this. It said that the residents of Olympia  
3 Fields are being ripped off by lies and not the truth coming out. He was going to do a response to  
4 it, but his computer failed over the weekend so nobody got anything from him. He tried to reply  
5 all. Comcast won't let it go through. You have to get it by an indirect way. What they did that  
6 was so incredible they put their entire address book on the front end of the e-mail. We got  
7 everybody's e-mail address that got a copy of this thing in the Village. We'd like to respond to  
8 some of this, because what they were referring to is the 1% Sales Tax. He stated like that was  
9 going to break the bank. We've got Wal-Mart over here that is going to get 90% of the business  
10 from areas outside of Olympia Fields. He stated that 90% of all the other suburban  
11 Municipalities get this voluntary extra 1%. We are one of the few that don't. We can't squander  
12 it because they tell us that we can only spend it for infrastructure. It's hard to build roads you  
13 don't need. He was watching a car go through one of our other suburbs close by and the person  
14 was driving on the wrong side of the road so he could avoid all the chuck holes. He thought that  
15 person was going to get into an accident. That is what we don't have as long as we keep paying  
16 attention and spending our money, and using our line of credit properly. This 1% it isn't a lot,  
17 and it isn't like we can't afford it.

18  
19 Village President Meyers-Martin stated that if you have questions regarding the Sales Tax that  
20 Trustee Waite is referring to, we are having a Financial Town Hall Meeting on Saturday,  
21 September 17<sup>th</sup>. We will have a PowerPoint on the strategy, the pros and the cons, and the  
22 benefits of this Sales Tax. She encouraged everyone if they are free to attend. It starts at 8:30  
23 A.M. It will be in the Board Room. She stated that as Trustee Waite said, this is not something  
24 that is unusual or setting a precedent. Many towns in the area where you shop and where you  
25 have dinner already have increased their Sales Tax. This Sales Tax does not affect groceries. If  
26 you are purchasing food this does not apply to your grocery bill. It does not apply to  
27 prescriptions. Any prescription drugs that you are purchasing, the Sales Tax does not affect that.  
28 This is strictly if you are buying a television, or a tire. There isn't any place in Olympia Fields to  
29 buy a tire. We predict that 95% of the people who will be paying this tax do not live in the  
30 Village of Olympia Fields. This service area has now increased because of the Wal-Mart in  
31 Matteson moving to Richton Park and the upcoming move of the Wal-Mart in Glenwood that  
32 will be moving to Homewood. That whole service area has opened up. These will be shoppers  
33 from Chicago Heights, Park Forest, Crete, and maybe South Chicago Heights, and Matteson. We  
34 feel that it is a reasonable and rational strategy in order to accomplish some of the Capital  
35 Projects that this Village is facing. If you are free on September 17<sup>th</sup>, we would love to see you.

36  
37 **Grand Opening for Wal-Mart in Olympia Fields** – Village President Meyers-Martin stated  
38 that the Grand Opening of the Wal-Mart is September 14<sup>th</sup>, this Wednesday, at 7:30 A.M. If you  
39 are awake we would love to see you. It is a beautiful store. It will have lots of amenities that she  
40 believes that our residents can appreciate. We will have the Rich Central Band there. There will  
41 be food and giveaways. You will have an opportunity to meet the store personnel. It is a  
42 wonderful opportunity for you to get to know our newest and best Economic Development  
43 Project to-date. As she stated in the Newsletter we stand to gain approximately \$750,000.00 in  
44 Sales Tax Revenue from this Super Wal-Mart. That is revenue generated that we have never had  
45 in this Village. We have never attained that kind of Sales Tax Revenue. She encouraged  
46 everyone to come out and see the new store.

47



1 **Recommendation from Carlando Owens** – Village President Meyers-Martin stated that we got  
2 a recommendation from a resident, Mr. Carlando Owens. There were concerns about traffic  
3 especially in the neighborhood of Olympia Fields East and those residents in that particular area.  
4 We will be putting out temporary signs saying that these are not thru streets and that the traffic is  
5 only meant for local traffic. We will be doing that. She stated that was an excellent idea in order  
6 to prevent traffic from going down the residential streets. That was a concern when we had the  
7 parking lot at Metra. Some of the residents over there were concerned that people would be  
8 cutting through their streets. As it turns out it doesn't really happen. We are hoping that these  
9 signs will prevent that as well when shoppers come to the new Wal-Mart.

10  
11 Administrator Mekarski stated that the Mayor has authorized the permanent signs which are on  
12 order and will be installed much similar to the "No thru street" sign across from Meijer's by The  
13 Traditions.

14  
15 Trustee Waite stated that Wal-Mart does sell tires. Village President Meyers-Martin stated when  
16 they open.

17  
18 Trustee Pennington stated that he wanted to follow-up on what President Meyers-Martin said  
19 regarding the amount of Sales Tax Revenue that is projected. We had three Automobile  
20 Dealerships here in the Village that was generating \$600,000.00 in revenue. The fact that we are  
21 projecting \$750,000.00 in Sales Tax Revenue from Wal-Mart gives us \$150,000.00 additional  
22 that we didn't have to the Mayor's point, and thus showing that Wal-Mart is going to be for the  
23 moment, our chief economic engine in the Village. He wanted to point out that we are getting  
24 significantly more Sales Tax Revenue projected than we did when Harold Motors and Sutton  
25 Ford was in the Village.

26  
27 Village President Meyers-Martin stated that according to some sources those predictions are  
28 conservative. We will see. If you are awake, and had your coffee come out and join us on  
29 Wednesday to welcome Wal-Mart to the family. She stated that Wal-Mart has been a great  
30 neighbor already and they haven't even opened their doors. They have agreed to a lot of the  
31 recommendations that the Village has asked of them where they don't do that in a lot of towns.  
32 They have been sensitive to the landscaping around the store. They built a detention pond where  
33 they have improved Storm Water Management and actually resolved some flooding issues over  
34 there for some of the residents. We are looking forward to partnering with them to enhance the  
35 Economic Development outlook here in the Village, but also to their community spirit that they  
36 have demonstrated so far. Village President Meyers-Martin closed Communications & Petitions  
37 at 7:47 P.M.

38  
39 **CONSENT AGENDA:**

40  
41 **A. Recommendation for Payment of Invoice #16050300 to Robinson Engineering for Work**  
42 **Completed in Connection with the Vollmer Road Reconstruction Phase I Kedzie Avenue to**  
43 **Western Avenue (Project No. 14-590) in the amount of \$58,749.80.**

44  
45 Village President Meyers-Martin stated that next is Consent Agenda Item 5(A). The Consent  
46 Agenda consists of items that are routine in nature and do not require discussion amongst the  
47 Board Members.

1 **Motion by Trustee Waite, second by Trustee Byrd to approve Consent Agenda Item 5 (A).**  
2 **Voice Vote: All Ayes Motion Carried.**

3  
4 Administrator Mekarski stated that on behalf of the Mayor's Office and the Board of Trustees,  
5 we went back to the South Suburban Mayors and Managers Association's Transportation  
6 Committee and their Technical Advisory Committee, their recommending body to the full  
7 Committee to Petition for additional engineering dollars for that project. Through the Mayor's  
8 correspondence on behalf of the Board of Trustees, last Thursday we secured another  
9 \$300,000.00. A request is being made now of Cook County to pay the 20% match. That Grant  
10 has moved up from \$1,000,000.00 to \$1,300,000.00, 100% Federal and County money. We are  
11 lined up for \$2,000,000.00 to \$3,000,000.00 in Phase 2 Engineering. Randy Blankenhorn the  
12 Secretary of Transportation personally drove out to the Vollmer Road Corridor and indicated that  
13 he is going to work every possible way to honor our request for the \$2,000,000.00 to  
14 \$3,000,000.00. That puts us in line for the \$40,000,000.00 to \$45,000,000.00. He doesn't know  
15 if anyone saw the massive amount of steel and foam from the weekend. We had another  
16 catastrophic crash.

17  
18 Village President Meyers-Martin stated that this is money that we received to do engineering on  
19 Vollmer Road to address the number of crashes that happen at the Vollmer Road Bridge at  
20 Vollmer and Kedzie. We realize this has been going on for over 30-years in terms of trucks  
21 either striking the bridge, or getting there and realizing that they are not going to clear the bridge  
22 and then they have to back up. That disrupts traffic for hours. We finally just had enough and  
23 said we have to pull something together to resolve this issue once and for all. We pulled together  
24 all of the Stakeholders who are even remotely involved in Vollmer Road. This includes the  
25 Village of Flossmoor because we share that corridor. Cook County because it is a Cook County  
26 Road. We invited the Illinois Department of Transportation (IDOT). We had Metra there. We  
27 had CSX Railroad there. Our Legislators were there. We had a representative from Senator  
28 Durbin's Office and Senator Kirk's Office there. We had Engineers from Robinson Engineering.  
29 There were 37-Stakeholders in this room all talking about how we could resolve that issue. The  
30 engineering is crucial to resolving this. There are water mains that come down Vollmer Road.  
31 She stated that ComEd has lines. There are gas lines. The Village President and Administrator  
32 Mekarski had a meeting with the Country Club because in order to widen that road and lower  
33 that road because there is no way you are going to raise that bridge, when you do that there is  
34 engineering involved because you are talking about flooding. The Country Club was concerned  
35 because by widening the road we are going to cut into some of their landscape on their golf  
36 course. As you know, the Olympia Fields Country Club is one of the top golf courses in the  
37 country. We are working with the Engineers so we can navigate that road so it does not interfere  
38 with Hole 16, which is one of their favorite holes.

39  
40 Village President Meyers-Martin stated that all of us are working every day so that we can  
41 resolve this issue once and for all. Over the weekend there was a horrendous crash there. She  
42 stated that two or three-months ago the Mayor of Flossmoor was nearly killed because he was  
43 under the bridge when a truck struck it. He said that everything went black. He thought that was  
44 his last day on earth. This is serious. This is a serious concern. It is not just inconvenience  
45 because you are stuck and that's one of the few ways to get to the other side of the railroad  
46 tracks. It is serious. We do not want a fatality to occur in order for us to learn that something has  
47 to be done. A lot of times people wait until that happens before they do anything. She is very,

1 very excited about the fact that we got additional Grant Money in order to move from Phase 1 to  
2 Phase 2 for the engineering. That is what this Agenda item was about.

3  
4 **Educational Commission – Report on September 6, 2016, Meeting** – Village President  
5 Meyers-Martin stated that our Liaison to the Educational Commission is going to speak on that.  
6 Village President Meyers-Martin stated that she was at that Educational Commission Meeting  
7 this past Tuesday where Dr. Blondean Davis was there in support of the Charter School. As you  
8 know, there is a Referendum that’s on tap for the November Ballot that really did not support the  
9 Charter School to the extent that many believe that it should be. She stated that as a result of Dr.  
10 Davis being here, members of the 227 School Board were also here as well, plus a lot of parents  
11 and concerned citizens. As a result of that, the Superintendent from the Charter School and the  
12 Superintendent from 227 are meeting on September 15th so they can resolve this issue in an  
13 amicable way. It doesn’t do any of us any good if they are at each other’s throats and in  
14 opposition to each other. The Educational Commission is about improving, enhancing, uplifting,  
15 and supporting our Educational System here in town. We don’t have any power over that Board.  
16 They have their own Budget. They have their own staff. They have their own Board. We have no  
17 power and we have no influence. We are tied to them as though we are connected like Siamese  
18 Twins, because what happens there affects what happens in the Village of Olympia Fields as it  
19 relates to housing values, as it relates to our ability to attract new families, and our ability to keep  
20 families in the Village of Olympia Fields. All of that occurs because of the schools. She stated  
21 this is a digital world. Everybody is on the Internet. You can’t hide the fact that your schools are  
22 not doing well. When your schools are not doing well people choose places where schools are  
23 doing well. This is extremely important. She can’t say how they need to resolve it, but they need  
24 to resolve it. At the end of the day there needs to be an Agreement where they can work together  
25 and we don’t have them in an adversarial position. That does no one any good, and especially it  
26 doesn’t do the children any good.

27  
28 Administrator Mekarski stated that the meeting on the 15<sup>th</sup> is actually a Signing Ceremony. The  
29 two Superintendents met. They agreed. The 227 Board is going to withdraw the Referendum  
30 from the ballot question so it won’t be on the November 8<sup>th</sup> Ballot. They are going to sign an  
31 Agreement pledging the parent school and the Charter School will work together. They are  
32 inviting Mayor Debbie Meyers-Martin and all the Mayors in Rich Township to celebrate that  
33 success. That was spawned right here from that Educational Commission Meeting.

34  
35 Trustee Byrd stated that he has nothing to say because the Mayor said almost everything. Trustee  
36 Byrd stated that the Educational Commission will be moving forward in order to try to work on  
37 all the schools that are serving our kids, not just the Charter School and 227. You did not  
38 mention the 227 Shadowing Program with the Hospital which is something positive that is going  
39 on. We have one of the Board Members in the audience. He hasn’t gotten a Report back on how  
40 it is going. It is something positive that we are looking forward to with them and the Hospital.

41  
42 Trustee Byrd stated that the meeting last Tuesday, his problem is that we as an Educational  
43 Commission don’t want to appear to be bias towards 227 or the Charter School. We are here to  
44 educate the kids, to enhance the kids, and not to be bias. When the meeting took place last week,  
45 he found out at the last minute that someone was putting on a presentation about financial things  
46 which is fine, except that for fairness 227 should have been called and had the same opportunity  
47 to present their side. He commends the Commissioners that were here last week. They did an

1 excellent job of asking questions and not taking sides on the matter. He commends 227's Board.  
2 He commends their Superintendents that were here last week because they had any reason to say,  
3 "Well, why are you being bias and not inviting us to present our side of the financial situation?"  
4 He doesn't want 227 to think that this Commission is bias towards them. We want to continue to  
5 work with you and we want to move forward with you. And as Administrator Mekarski and  
6 Mayor Meyers-Martin said we want you guys to work together in order to improve the situation  
7 in this Village when it comes to educating our kids. The kids are first. Trustee Byrd thanked  
8 Village President Meyers-Martin for going through that. He thanked Administrator Mekarski for  
9 his leadership. He would like to say going forward, that we don't appear to be bias when we  
10 invite people to our meeting.

11

12 **T-Mobile Towers Special Use Request for Telecommunications Tower/Facility – 20920**  
13 **Governors Highway (Parcel Identification #31-23-105-016-0000) Adjacent to Gordon Food**  
14 **Service, Olympia Fields, IL – (Recommendation by Planning & Zoning for Denial) –**  
15 Village President Meyers-Martin stated that brings us to the T-Mobile Towers Special Use  
16 Request for Telecommunications Tower/Facility.

17

18 Trustee Pennington stated that at our last Planning and Zoning Commission Meeting, the  
19 representatives from T-Mobile Towers requested a Special Use Request to erect a cell tower  
20 behind GFS. It's a commercial area. The only stipulation that we have in our particular  
21 Ordinance is on acreage size. Unfortunately, T-Mobile only required 1.6 acres. Our minimum  
22 acreage is two-acres. It is on that basis and that basis alone that the Planning and Zoning  
23 Commission denied the request for the erection of the tower. That is the sum and substance of it.  
24 All of us are concerned about cell phone towers coming into the Village. We've already gone  
25 through one scenario with a cell phone tower. This particular incident though is not as onerous as  
26 the other. We have issues with the acreage. We are not going to circumvent our zoning laws in  
27 order to make that change at this particular point in time. That is the basis for our denial in terms  
28 of the T-Mobile request based upon acreage size.

29

30 Mr. Elton Manion stated that he is a representative of T-Mobile. He thanked the Board for  
31 having him here tonight. He appreciates it. At the last meeting our acreage was 1.6 and we  
32 needed two. He understands that they didn't want to grant that Variance and kind of open up the  
33 door for you guys to have cell towers everywhere and Variances being granted here and there.  
34 He completely understands. Mr. Manion stated that we spoke with your consultants and Mr.  
35 McDonnell afterwards. They told them that the Variance wouldn't work. That just isn't going to  
36 happen. They suggested that we come to you and see what the openness was with the Board of  
37 Trustees. It is a B-1 Zone. It is all the way in the bottom southwest corner of the Village. It is the  
38 only B-1 District.

39

40 Administrator Mekarski stated for the benefit of the public let them know where Gordon Foods  
41 and Crawford are.

42

43 Mr. Manion stated that it is right here at the corner of Crawford and Governors Highway. There  
44 is a park right here. There is a little creek where the Walgreens and everything is. There is an  
45 open space right there. The same gentleman that owned all that and sold it to Walgreens and to  
46 the food place, he has been having trouble getting rid of this property because it is not selling for  
47 him. He has had it for 20-years. The Village can't get any more revenue off of it until he does

1 something with it. That is the only B-1 District in the Village. We are trying to see if the Board  
2 would be open for not a Variance, but we could just maybe say in a B-1 District since that is the  
3 only one left, that maybe the acre size doesn't have to be two-acres. That would be just this one  
4 really narrow carve out. It is a good spot. The Business District is shaded by trees behind the  
5 other stuff. It would really help emergency services in the Village as well as all the tablets, GPS,  
6 and everything like that for everyone.

7  
8 Trustee Waite stated that for the last six-months or so he got really interested in cell towers.  
9 Every time he drives by some place he is like that would be a good spot for a cell tower. It seems  
10 like there isn't a good spot when you are getting ready to build one, but try to take everybody's  
11 cell phone away and then you've got to really defend yourself. He noticed on Route 30 and  
12 Western, if you go east on Route 30 about two-blocks there is a Mobile Station there. There is a  
13 cell tower right there close to Route 30 in the grassy area between the sidewalk and the street. He  
14 had never seen it before. He was looking at the property that T-Mobile is talking about. He  
15 believes that there is something that you are overlooking in looking at that property, because  
16 when we redid that, he doesn't think the map is up-to-date when we rearranged Crawford and  
17 Governors the way they intersected. If you go closer to 30, there is a Tire Store there, and a good  
18 portion of their property he believes is right-of-way that probably belongs to the Village. He  
19 stated that is a piece of property that needs some help in getting developed and it might really  
20 suit everybody's needs.

21  
22 Village President Meyers-Martin stated that is not something that we would undertake at this  
23 moment. We thank you for your presentation. It does give food for thought for the Board to  
24 maybe consider at a later date, of course. We just have a Motion that we have to accept the  
25 Planning and Zoning Commission's recommendations.

26  
27 Mr. Manion inquired whether or not this could be tabled until further notice when they can come  
28 back and resubmit things. They said we would have to submit the Text Amendment at the same  
29 time as the Special Use Permit. They would kind of go concurrently. He doesn't want to spend  
30 all of his client's time and money if there is no chance that you will ever buy off on this. That is  
31 what he is looking at right now. They have already spent thousands and thousands of dollars of  
32 his client's. He stated that Oly Lot or Mr. Jay Javors is the owner of the property. He doesn't  
33 want to string him on. We have been going over this Lease since the beginning of the year. If it  
34 isn't something that the Village is interested in at all, that's fine. He will tell him and they will  
35 just walk away. If there's a chance that the Board would possibly be open to that Amendment  
36 and that Permit for that property, we will pursue it. We will keep paying all the fees and the  
37 Escrow Agreements that we already have been. That's fine. He stated just any kind of answer at  
38 all.

39  
40 Trustee Pennington inquired whether or not we are running up towards the Sunset Clause on this  
41 particular matter. Mr. Manion stated that he doesn't know. Administrator Mekarski stated that as  
42 our Legal Advisor mentioned to the Board on the last case, there is a time clock that is required  
43 by the Board to make a decision under the FCC Rules and Regulations. If we fail to make a  
44 decision we would negate our authority on it. It is his recommendation that the Board go forward  
45 with its action tonight. You have a clear recommendation under the existing Zoning Ordinance.  
46 If this governing body wanted to consider a Text Amendment, that will be something that you  
47 should schedule at an upcoming Work Session with the Board, and then at a regular Formal

1 Meeting, remand it to the Planning Commission for Public Hearing, and hear from the audience  
2 and the public. And then if, and only if the Zoning Ordinance would change would we accept a  
3 new Application under the Ordinance. It would be really dangerous, he believes, because of the  
4 FCC Rules and Regulations to keep this tabled because we could negate our authority. Clearly  
5 we have a Findings of Fact from the Planning Commission recommending denial because of the  
6 acreage issue. The rest of the issues are sort of moot because we can't even consider Site Plan  
7 issues and other elements without having that acreage.

8  
9 Mr. Manion inquired how he would go about getting the information to do that. Whenever he  
10 calls the Village, he never gets a return call or anything. He e-mails constantly and very rarely  
11 gets a response. That is kind of how he got into this position to begin with. He didn't get to meet  
12 with anyone. He would stop by the office and no one would be here. He would call and e-mail.  
13 He inquired how he gets that information to come to you to that next Board Meeting to present  
14 that information to try to see if there is a chance to move forward. How do I get that information?

15  
16 Village President Meyers-Martin stated that you need to reach out to John McDonnell. She  
17 promised Mr. Manion that she will have that conversation with Mr. McDonnell that he does need  
18 to respond to your call. If, in fact, you don't reach him, then David is the next best person to have  
19 that conversation with so that if we are going to broach that subject we do it at a Work Session.

20  
21 Mr. Manion inquired whether or not the Work Sessions are during the day or the weekends.  
22 Village President Meyers-Martin stated they are in the evening.

23  
24 Administrator Mekarski stated that it is typically the first meeting of the month. This is typically  
25 a Work Session period. He stated that because we were on summer recess we had a lot of  
26 business items that we had to catch up on. We have special items to close out our business. The  
27 next one would be the first meeting in October. It is the second Monday. It would be the  
28 prerogative of the President and the Board if they wish to discuss it. They don't have to schedule  
29 a Work Session.

30  
31 Village President Meyers-Martin stated that if, in fact, that is going to be on the Agenda in terms  
32 of the Work Session Administrator Mekarski would be sure to let you know.

33  
34 Mr. Manion inquired whether or not he would have to do their whole presentation over again  
35 there like they did at the last meeting with the public and everyone, and then it would go back to  
36 the Board of Trustees, or it goes back to the Zoning and Planning Commission.

37  
38 Administrator Mekarski stated that this would be a Work Session on whether this governing  
39 authority, the Board, wants to amend the Ordinance from a two-acre minimum to a one-acre  
40 minimum for commercially zoned property. If you look at the map, the only commercially zoned  
41 property is the dark red and light red. Wal-Mart occupies one. Jewel/Osco outlots occupy the  
42 other. There is a Plan already approved for the CVS Property. There is nothing really that is  
43 vacant except for your parcel.

44  
45 Trustee Pennington stated that the data that you've already presented should be sufficient to

1 re-present to us with respect to the overall project itself with the exception of the acreage. That  
2 will be the only change in the Variance. Mr. Manion stated that he understands and he thanked  
3 Trustee Pennington.

4  
5 Trustee Pennington stated that we need to look at any possible issues with the Army Corps of  
6 Engineers as it relates to aesthetics in that general area because there is wetlands back there. That  
7 is protected under the Army Corps of Engineers.

8  
9 Administrator Mekarski stated yes a floodplain and wetlands. Trustee Pennington stated that  
10 from our standpoint we need to look at any possible issues with the Army Corps of Engineers.  
11 Administrator Mekarski stated that it might be precluded just from that basis.

12  
13 Mr. Manion stated right next to our parcel is the grocery store and the Walgreens. They are on  
14 the river as well. Administrator Mekarski stated that he doesn't know when those were  
15 permitted. You have to comply with the Army Corps of Engineers and MWRD's Floodplain  
16 Requirements. He doesn't think that was ever evaluated.

17  
18 Mr. Manion inquired whether or not that is something that would be addressed at the Work  
19 Session. Administrator Mekarski stated no. The only issue at a Work Session is whether this  
20 body is even interested in changing the Zoning Ordinance from two-acres to one-acre for  
21 commercially zoned property. If they are not interested, and they don't even want to put a  
22 referral to the Planning Commission, then it is a dead issue. Mr. Manion stated "I see." He  
23 thanked the Board.

24 **Motion by Trustee Pennington, second by Trustee Gibson to accept the Planning and**  
25 **Zoning Commission's Recommendation to Deny T-Mobile's Special Use Application based**  
26 **on the PZC's determination that the Proposal does not meet the acreage criteria set forth**  
27 **in Section 22-91(26) of the Village Zoning Ordinance.**

28  
29 **Therefore, the Village Board hereby denies T-Mobile's Special Use Application and hereby**  
30 **adopts the Planning and Zoning Commission's Findings of Fact, conclusions and**  
31 **recommendations for a Special Use Permit for a Wireless Telecommunications Facility (T-**  
32 **Mobile USA/20920 Governors Highway) as the written statement and determination of the**  
33 **Board in support of its denial as required by the Telecommunications Act.**

34  
35 **The Board further directs the Building Commissioner to Notify the Petitioner in writing of**  
36 **the denial, along with a copy of the Planning and Zoning Commission's Findings of Fact.**

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

38  
39 **Appointment of Jessie Bowie as Chairperson of the Community Relations Commission**  
40 **(CRC) - Village President Meyers-Martin stated that brings us to Item 8, the Appointment of**  
41 **Jessie Bowie as Chairperson of the Community Relations Commission. Village President**  
42 **Meyers-Martin stated that she did meet with the CRC. They did nominate Jessie Bowie after a**  
43 **thorough discussion of the options for Chairperson.**

44 **Motion by Trustee Byrd, second by Trustee Gibson to approve the Candidacy of Jessie**  
45 **Bowie to the Community Relations Commission as the Chairperson for a Term Continuing**  
46 **until a New Appointment is Made by the Village President.**

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

1 Village President Meyers-Martin stated that we welcome Jessie as the new Chairperson for the  
2 Community Relations Commission.

3

4 **Update on Appointment for New Village Trustee** – Village President Meyers-Martin stated  
5 that she is still in her evaluation mode for the Appointment to the Trustee Position vacated by  
6 Trustee Shirley Nale. It is her hope that she will have that recommendation for the Board at the  
7 next Board Meeting which is the second meeting in September. Once that recommendation is  
8 approved we will swear-in our new Trustee at the first meeting in October. We look forward to  
9 that. Village President Meyers-Martin apologized that it is taking so long. There were other  
10 mitigating factors that have prevented her from making that final determination.

11

12 **New Residents Reception on October 29<sup>th</sup>, 2016** – Trustee Gibson stated that she wanted to  
13 report to the Trustees that the New Residents Reception and the Homeowners Associations  
14 Presidents Meeting will be on Saturday, October 29<sup>th</sup>, 2016, beginning at 9 o'clock A.M. We are  
15 hoping that all Department Heads and all Trustees will be present to welcome our new residents.

16

17 Trustee Gibson stated that we are trying to do a better job reaching out personally to the new  
18 residents this time, as well as asking our Homeowners Associations Presidents to reach out as  
19 well to their new residents so that we would have a very large group. It is disappointing when we  
20 send out invitations, and we send out letters to the Homeowners Associations Presidents and we  
21 get four people. It is a loss of funds that we have set aside for the New Residents Reception. We  
22 would like to have an adequate amount of people there. We think it is necessary so that the  
23 people can get together with our Administrative Department and our Trustees so that they can  
24 find out what the workings of Olympia Fields are all about. We will have several things to pass  
25 out to them. We will have representatives from the Park District and from the Library so that all  
26 of those things can be covered. We will attempt to have our new residents well-advised about  
27 what goes on in Olympia Fields. She appreciates that very much.

28

29 Village President Meyers-Martin stated that we like to think of that as the 21<sup>st</sup> Century version of  
30 the Welcome Wagon. We do give the new residents all of the materials and information that we  
31 think will help them assimilate and incorporate into the Village. Village President Meyers-  
32 Martin stated that she loves the New Residents Reception and she is looking forward to that. The  
33 new residents have the ability to meet their Homeowners Association President because at that  
34 particular reception she hands out money to the Homeowners Associations for their participation  
35 in the Golf Outing. She has checks in hand based on participation. She hopes that the  
36 Homeowners Associations Presidents will continue to encourage their residents to participate  
37 whether or not they are golfers. They can certainly come out for dinner. It does help her to  
38 determine the level of participation that has taken place from that Homeowners Association. The  
39 amount of money is based on that. She will be handing out those checks on October 29<sup>th</sup> as well.

40

41 Trustee Gibson stated that when we send out the letters we always have a R.S.V.P. date. We  
42 very, very seldom get the new residents or the Presidents to R.S.V.P. and let us know whether  
43 they are coming or whether they are not. That predicts to us how much money we are going to  
44 spend on the refreshments. As you know, we always have very nice refreshments there. The  
45 Commissioners from the CRC are going to reach out to let them know we really need the  
46 R.S.V.P. at least a week before the event.

47



1 **EXECUTIVE SESSION:**

2

3 **To Discuss Matters of Land Acquisition - Open Meetings Act Section 5ILCS120/2(c)(5) –**  
4 **Village President Meyers-Martin stated that we will be going into Executive Session. Once we**  
5 **come out of Executive Session we will not be taking any action. We will just be adjourning.**

6 **Motion by Trustee Pennington, second by Trustee Byrd to go into Executive Session to**  
7 **Discuss Matters of Land Acquisition According to the Open Meetings Act Section**  
8 **5ILCS120/2(c)(5) at 8:24 P.M.**

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

10

11 **RETURN TO OPEN SESSION:**

12

13 **Motion by Trustee Byrd, second by Trustee Gibson to return to Open Session at 9:27 P.M.**

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

15

16 **ADJOURNMENT:**

17

18 **Motion by Trustee Waite, second by Trustee Hudson to adjourn this Special Meeting of the**  
19 **Board of Trustees at 9:27 P.M.**

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

21

22 **Respectfully submitted by Faith Stine.**

23