

1 **MINUTES OF THE VILLAGE OF OLYMPIA FIELDS**
2 **SPECIAL MEETING OF THE BOARD OF TRUSTEES**
3 **Held on September 14, 2015**
4

5 The Special Meeting of the Board of Trustees was held on Monday, September 14th, 2015, at the
6 Linzey D. Jones Municipal Building and was called to order by Village President Debra Meyers-
7 Martin at 7:00 P.M. The assembly recited the Pledge of Allegiance. Administrator
8 Mekarski/Village Clerk called the roll.
9

10 Present: Trustees – Gibson, Nale, Pennington, Byrd, Hudson, and Waite
11 Village President Debra Meyers-Martin
12 Village Administrator/Village Clerk, David Mekarski
13

14 Absent: None.
15

16 **APPROVAL OF MINUTES:**
17

18 **Motion by Trustee Gibson, second by Trustee Nale to suspend with the reading of the**
19 **Minutes of August 24th, 2015.**

20 **Voice Vote: All Ayes Motion Carried.**
21

22 **Motion by Trustee Pennington, second by Trustee Gibson to approve the Minutes of**
23 **August 24th, 2015, as presented.**

24 **Voice Vote: All Ayes Motion Carried.**
25

26 **BILLS FOR APPROVAL:**
27

28 Village President Meyers-Martin stated that you have before you tonight Bills for Approval in
29 the amount of \$355,025.36. Village President Meyers-Martin stated that there is a Cover Memo
30 designating the more significant payouts.

31 **Motion by Trustee Byrd, second by Trustee Pennington to approve the payment of Bills for**
32 **September 14th, 2015, in the total amount of \$355,025.36.**

33 **Roll Call: Ayes (6-0) Motion Carried.**
34

35 **COMMUNICATIONS & PETITIONS:**
36

37 Village President Meyers-Martin opened Communications & Petitions at 7:02 P.M.
38

39 **2015 Landscape Awards Presentation – Beautification Committee –** Village President
40 Meyers-Martin stated that we have one item under Communications & Petitions and that is our
41 2015 Landscape Awards Presentation by the Beautification Committee.
42

43 Trustee Hudson stated that every year we do this. The Vice Chair, Susan Moroney, will explain
44 the process that they take in order to get to where they are today. Mrs. Moroney will be handing
45 out the Certificates that the people will receive for the things that they did during the summer.
46 Trustee Hudson asked that the Beautification Committee Members stand so that everyone knows
47 who took part in this decision.
48

1 Mrs. Moroney stated that Kay Mangan and Mark Miller are both on the Beautification
2 Committee. We have a couple of other members who are absent this evening due to other prior
3 commitments. Mrs. Moroney stated that this is our Thirteenth Year. There were a total of 64
4 homeowners nominated by the 11 participating Homeowners Associations. There are 15
5 Homeowners Associations. She stated that only 11 participated this year. They had a total of 33
6 homes that they reviewed. They reviewed the top three homes in the 11 subdivisions.
7

8 Mrs. Moroney stated that the First Place Winner is Mr. and Mrs. Scanlon of 20311 Harding. Mrs.
9 Sharon Bean stated that she will accept it on behalf of them. Mrs. Bean is the Homeowners
10 Association President of the Original Village. Mrs. Moroney stated that Mrs. Scanlon has done a
11 lot of work. It is very pretty. She receives a \$100.00 Saunoris Garden Certificate. (There was a
12 round of applause).
13

14 Mrs. Moroney stated that the Second Place Winner is Mr. and Mrs. Leon Francisco of 97
15 Graymoor. They receive a \$75.00 Saunoris Garden Certificate. Trustee Pennington stated that he
16 will be more than happy to accept it on behalf of the Francisco's. Mrs. Moroney stated that 97
17 Graymoor is the second entrance off of Vollmer past Western. It is a beautiful layout. (There was
18 a round of applause).
19

20 Mrs. Moroney stated that the Third Place Winner is Mr. and Mrs. Linkous at 5 Strauss Lane.
21 They receive a \$50.00 Saunoris Garden Certificate. Mr. George Chandler who is the President of
22 the Vienna Woods Homeowners Association stated that he would accept it on behalf of the
23 Linkous's. Mr. Chandler thanked the Beautification Committee on behalf of the Linkous's.
24 (There was a round of applause).
25

26 Mrs. Moroney stated that we encourage the residents to participate. We have the upcoming
27 Holiday Award Program which will be conducted in December. They will send Notices out for
28 that. (There was a round of applause).
29

30 Village President Meyers-Martin congratulated all of the Landscape Award Winners. She stated
31 that we appreciate your participation in our Landscape Program. We look forward to that every
32 year. She stated thank you for your due diligence and for your commitment to beautifying the
33 Village of Olympia Fields.
34

35 **Upcoming Meeting with the Presidents of the Homeowners Associations** - Village President
36 Meyers-Martin stated that she wanted to announce that on September 21st, here at Village Hall,
37 we will be holding a Meeting with all of the Presidents of the Homeowners Associations. That
38 meeting starts at 6:30 P.M. She encouraged any resident to attend. She stated that we welcome
39 your participation and your input in that meeting.
40

41 Village President Meyers-Martin stated that as we mentioned in the Newsletter, we met with all
42 of the Presidents of the Homeowners Associations in February to talk about Storm Water
43 Management as it relates to all of the subdivisions located in the Village of Olympia Fields. At
44 that time, it became clear to her and the Board that there were concerns and issues that needed to
45 be addressed by this Village Board as it relates to Storm Water Management. She stated that it is
46 perfectly clear that there are subdivisions that really do need attention as it relates to that. At that
47 meeting it was determined that because the Village previously had not been in the Storm Water
48 Management business, we had never prepared for that, we had never included that in our

1 Budgets, and that is a costly undertaking, that before any funds could be expended we really
2 needed to understand the scope of the work that needed to be done, not only to particular
3 subdivisions, but Village-wide. That Comprehensive Study has never been done. She believes
4 that it would be unwise to undertake projects related to the interior Village as it relates to Storm
5 Water Management if there has not been a Comprehensive Analysis of what needs to be done.
6 Who spends money for work if you have no idea of the scope of the work that needs to be done?
7 It was determined that a Study would be in order; an Analysis would be in order before we
8 would move forward. There has never been that kind of undertaking in this Village before.
9 Financing not only the Study, or the Analysis, but the work itself, would require much due
10 diligence on this Board's part, which we are willing to undertake in terms of that due diligence
11 because it is for the betterment of the Village. That is something that we will be discussing at the
12 September 21st meeting, as to how we go forward, how we accomplish that, what kinds of
13 elements would be in place in order to be successful in addressing those issues. She believes that
14 only makes sense. She stated that we are certainly open to any input that residents would have
15 regarding Storm Water Management and the projects that would follow as a result of having that
16 very frank, open, and comprehensive discussion. She invited everyone to attend the meeting on
17 September 21st to talk about the merits of not only the Analysis, but the merits of undertaking the
18 complete Village-wide Storm Water Management Proposals.

19

20 **Possible New Business for the Village** - Mrs. Michiel D. Burnett stated that they are business
21 owners within the community. They are proposing that they bring something called the "Vision
22 Center" to Olympia Fields. It is a State of the Art Office Center. It would be located at 3615 Park
23 Avenue. They would occupy the first floor. They have been talking to the owner who is in
24 California regarding this. It would be an opportunity for business owners to have a virtual center.
25 She stated that people that may not have a location can use the address there. They can use the
26 conference rooms there. She stated that people can have a shared office or possibly private
27 offices there. Mrs. Burnett stated that Vision Marketing is part of their company where they
28 design print. They do direct mail. They have also been doing internships with college students
29 and high school students locally for the last 12-years. They have a Community Opportunity
30 Apprenticeship Program. They have been partnering with Aunt Martha's and Bethel Community
31 Church to provide hands-on work experience for people. They have the Destiny Virtual Business
32 Center which is the Workspace Incubator. That would be an opportunity for business owners to
33 have a location without high overhead. There would be a café inside there with prepackaged
34 goods, and coffee and tea for the business owners. Eventually, they would institute community
35 classes for seniors that may need assistance, or people that may not be as savvy with computer
36 programming, WordPress, Photoshop and other software.

37

38 Mrs. Burnett wanted to set up a time with some of the Trustees to see if it is of interest. She has
39 spoken with State Representative Al Riley, Congresswoman Robin Kelly, and Reginald
40 Greenwood.

41

42 Village President Meyers-Martin stated that Mr. Greenwood is with the Chicago Southland
43 Economic Development Corporation.

44

45 Mrs. Burnett stated that they look forward to talking to you further about that. The building at
46 3615 Park Avenue is vacant. That is the building where the IRS was located.

47

1 Trustee Pennington inquired of Mrs. Burnett whether or not she is able to give a Cost Analysis as
2 to how much this would be if someone wanted to lease out space.

3
4 Mrs. Burnett stated that they have all of that prepared. She knows that the meeting is long. She
5 has information on that. She thought that she could meet with someone at a later date.

6
7 Village President Meyers-Martin inquired of Mrs. Burnett whether or not she has a guesstimate
8 in terms of a time line, that once they have all of their pieces in place that it would take for her to
9 begin implementing some of these things.

10
11 Mrs. Burnett stated that we have some things already in place with the Virtual Business Center.
12 It will probably be about three-months.

13
14 Trustee Gibson inquired of Mrs. Burnett whether or not her telephone number is on the
15 information. Mrs. Burnett stated no, but she provided her phone number. They are working on a
16 Website right now.

17
18 Administrator Mekarski asked Mrs. Burnett to call him tomorrow. There is a local Satellite
19 Radio Station that is operating in the Village. They were housed in the Currie Motors Building.
20 That building was demolished for Wal-Mart. The gentleman is looking for a new home. The man
21 was working with the Village President and Administrator Mekarski on trying to come up with
22 an Incubator Space in the Governors Office Park. He stated that if you both talk it would be
23 beneficial for both parties.

24
25 Mrs. Burnett stated that she is hoping to get a PNC Bank in the Village. She will be meeting with
26 PNC tomorrow with some of the top executives. As a local resident she thought that it would be
27 good. The closest one is Tinley Park. She talked to the Branch Manager in Tinley Park.
28 They said that they need a bank between Tinley Park and over in Indiana. She told them about
29 the US Bank Building. She stated that would be an excellent place on this side of town that has a
30 diverse community that could represent PNC. They said all right.

31
32 Village President Meyers-Martin stated that she loved that. She asked Mrs. Burnett to contact her
33 after she has that meeting because maybe they could sit down with them as well.

34
35 **Drainage Study** - Mr. David Tracy inquired whether or not this is the point in time for public
36 comment about the Drainage Study. Village President Meyers-Martin stated that this is public
37 commentary, yes. Mr. Tracy stated that he resides at 897 Woodstock Road. He has many, many,
38 many concerns about this. He read and heard about it only in the Villager. He stated that this is
39 not the meeting to try to address all of those. He read the Minutes from the June Meeting when
40 Trustee Waite expressed some deep abiding concerns.

41
42 Mr. Tracy inquired how representative are the Homeowners Associations to the general
43 citizenry of the Village. He knows that there are 15 Homeowners Associations. He inquired how
44 many of us do they represent?

45
46 Village President Meyers-Martin stated that she doesn't have those numbers in terms of
47 membership per Homeowners Association. There are 15 Homeowners Association Presidents.

1 They represent subdivisions within the Village. She doesn't know if Administrator Mekarski has
2 a better estimate of the numbers that they represent. She stated that she really couldn't tell you.

3
4 Administrator Mekarski stated that some of the Homeowners Associations are set up by
5 Covenants where they are formalized. They are prescribed certain duties in the Covenants,
6 certain responsibilities. They also have authority to assess fees through various common area
7 properties. Many of our Homeowners Associations are very informal. The one in Hawthorne
8 Hills is not set up under Covenants and Restrictions. It is a communication mechanism. The
9 Village has always used Homeowners Associations as an informal mechanism to get the word
10 out on programs, initiatives, and the like. He stated that if you count the number of people in the
11 audience here tonight you probably have less than one-tenth of 1% of our population of 5,000.
12 The homeowners have organized with the President of the Presidents of all of the Associations
13 which makes it easier for us to get the word out. As far as representation, there is no formal role
14 they play by Ordinance or State Statute. The only representatives you have for you are the
15 Village President and the six Trustees. You elect this body and they represent your interests. We
16 will use all kinds of mechanisms to get the word out. The only reason why we were mentioning
17 in the Newsletter about utilizing the Homeowners Presidents Association is the Presidents came
18 to us and asked us to look into the possibility of taking over private Storm Water Management
19 Systems, and also doing a Capital Improvement, a Capital Maintenance Program of all the
20 Drainage Systems in the Village, including the Rural Drainage Systems, the open swales and
21 culverts that serve most of our homes.

22
23 Administrator Mekarski stated that as the Village President stated, first and foremost you have to
24 do an Analysis. After the Analysis you have to assess costs. Then we have to work together with
25 the residents and the Board to figure out how we pay for that cost.

26
27 Village President Meyers-Martin stated that to address your question in terms of what you were
28 looking for of membership amongst those Homeowners Associations, maybe to know how many
29 physical members they have.

30
31 Mr. Tracy inquired how many of the citizens of the Village do they represent. Do the
32 Homeowners Associations represent 5% of them, 10%, 20%? Apparently, it is a number that
33 doesn't really exist. He stated that what concerns him is in the note to the Village at the very end
34 you say, "Once we have achieved a Partnership Agreement with all of our HOA's." That
35 suggests to him that the HOA's are driving this and have a lead role in making decisions about
36 spending a lot of money. That is very concerning.

37
38 Administrator Mekarski stated that the Village President also mentioned in that letter, that there
39 was an expectation that the Presidents confirm some evidence that the majority will of the
40 neighborhoods that they represent would support this kind of measure.

41
42 Mr. Tracy stated that if they indicate that a majority of their membership agree that there is an
43 issue that is not going to be representative of all of the citizens.

44
45 Administrator Mekarski stated that the Village President never suggested in that letter that it was
46 a majority of the membership, but a majority of the neighborhoods or the jurisdiction that they
47 represent. That more than likely would be through some kind of Petition of all of the residents to
48 canvass everybody and see if there are more than 50% of the residents, or it could be a general

1 meeting that say Hawthorne Hills calls and there's an identification of total membership and the
2 total vote. This happened much earlier when we were considering taking private streets from a
3 number of Homeowner Associations that were wishing the Village to manage those private
4 streets. We asked those Homeowners Associations to call a general meeting and demonstrate that
5 there is a majority of all the residents in that subdivision that would support the Village taking
6 that private street. This Board wouldn't go forward with even one step until that documentation
7 was made.

8
9 Village President Meyers-Martin stated that maybe it wasn't very clear in the Newsletter, but we
10 would need a demonstration that there was majority support amongst those individual
11 subdivisions before we could even go forward with that.

12
13 Mr. Tracy stated a majority support amongst all citizens, because we are all going to be paying
14 for it. Village President Meyers-Martin stated of course, citizens in those subdivisions. Mr. Tracy
15 stated no, of the Village. If you put a fee on the water bill it covers every citizen in Olympia
16 Fields not just the ones in that subdivision.

17
18 Village President Meyers-Martin stated maybe she is not being clear. She stated majority of the
19 citizens, but because we are dealing with individual subdivisions that is how we are kind of
20 determining the encompassment of all of the citizens, only because they are based on somebody
21 lives in Maynegaite, somebody lives in The Trails, somebody lives there. That is how we always
22 determined where citizens live. It is going to be the majority of those citizens that total Village-
23 wide that we need to get a consensus from. Mr. Tracy stated okay. Village President Meyers-
24 Martin thanked Mr. Tracy for coming.

25
26 **Storm Water Management** - Mr. Lee Langon stated that he put together a concise statement
27 because he too is concerned about the article that was in The Villager. Mr. Langon stated that he
28 lives in Olympia Club. He is also the Chairman of the Presidents Association of Olympia Fields.
29 He wanted to applaud the Village Management for their willingness to work with the HOA
30 Presidents in Storm Water Management. During our conversations with the Village Leadership,
31 Storm Water Management and Flood Control is a Village-wide issue. We, as concerned citizens,
32 are happy to help by input and feedback. It's true the President said we need to look at this
33 Village-wide because flood water management isn't just an Olympia Club issue. It isn't just a
34 Graymoor issue. It's a Village-wide issue. We had a meeting concerning this last year and
35 showed examples of flooding. However, we take issue with the Winter Edition of the Villager
36 alluding to the Presidents support new fees or new taxes. We do not. We do support open and
37 honest dialog about Storm Water Management.

38
39 Mr. Langon stated that the article goes on to say, "Currently, the Village has not appropriated a
40 Budget or identified a mechanism to finance the multitude of improvements for a long-term
41 sustainable basis." Mr. Langon quoted from the 2007 Winter Edition of the Village Magazine
42 which references a Referendum. Village Management wanted to pass a Tax Referendum. The
43 reasons they wanted to pass the Tax Referendum is: "1. Maintain our current service delivery in
44 the Village. 2. Drainage improvements and flood protection. 3. Sanitary Sewer Rehabilitation. 4.
45 Enhance the quality of life." The Referendum passed April 17th, 2008. We are paying these
46 higher taxes today as we speak. He stated one other quote from the Fall 2015 Villager: "We will
47 only move forward with this initiative once we achieve a Partnership Agreement with all of our
48 HOA's." Mr. Langon inquired whether or not the Village leadership is saying that they will do

1 nothing unless we agree to higher fees. It sure sounds like it. Again, the HOA Presidents only
2 agreed to dialog and give feedback for a solution. The final decisions to move forward and how
3 to finance it will be a matter of Board Policy. The Presidents don't have anything to do with
4 raising fees or putting out Referendums. The Presidents don't make these decisions. It's our
5 elected officials. Ladies and Gentlemen, you are elected officials and it is encumbered upon you
6 to manage to your existing revenues. Mr. Langon stated thank you.

7
8 Village President Meyers-Martin thanked Mr. Langon. Village President Meyers-Martin stated
9 that she has said before, and she thought that it was quite clear at the meeting anyway that if, in
10 fact, we are going to seriously look at Storm Water Management Village-wide, then there
11 definitely will have to be a discussion and input on how that will be financed. She thought
12 simply said, maybe too verbosely in the Newsletter but that is, in fact, what this Board has to
13 determine. First of all, the scope of work needed in order to address Village-wide these issues of
14 Storm Water Management. Secondly, once we determine the scope of the work needed and
15 prioritize, because certainly there are some subdivisions that need more attention than others at
16 this point because we are talking about a 90-year old System. She stated that 90-years ago, the
17 infrastructure put in place is crumbling, deteriorating, and therefore must be addressed. We
18 certainly have to look Village-wide as to what is the answer to this management of storm water.
19 Secondly, because there has never been a mechanism in place, we are going to have to seriously
20 look at the financing thereof. She stated that on the 21st is where this dialog was going to take
21 place. She stated that nothing has been decided. Nothing has been put in place. The 21st is where
22 we will have that frank, open, transparent dialog. As she stated at the beginning of this segment
23 of the Agenda, "We welcome you to come and speak up." She stated that maybe you already
24 have issues of flooding. Maybe you don't. That is the time where we will be able to put all of
25 these issues out for that open and frank discussion. She believes that the Board would agree with
26 her that we are open to that input. She stated that to her it is not mysterious. She believes that it is
27 quite clear what we want to do and what we want to accomplish on the 21st.

28
29 Trustee Pennington stated that he thought the language within the article itself that appeared in
30 the Villager is a bit much, and it developed questions as we are getting this evening. He believes
31 that the language was going in different tangents throughout the entire article. He stated that if it
32 was proof read properly we wouldn't have these questions coming up tonight. Trustee
33 Pennington stated that he gets the impression that there are individuals in this audience this
34 evening that want answers now and don't want to wait until the 21st of September.

35
36 Village President Meyers-Martin stated that on the 21st we will have our Treasurer here to talk
37 about pre-recession, post recession as it relates to the Referendum in 2008 and those dollars that
38 had been originally allocated to address some of these issues. She stated that from that point to
39 now we have done a lot in terms of Televising, Smoke Testing some of our infrastructure as it
40 relates to Storm Water Management and sewer lines. That is some information that we will be
41 able to take forward in terms of the type of work that will be done. Some of that work has
42 already been addressed. Our Treasurer will be here on the 21st to talk about some of those
43 financing issues that seem to be at hand. Village President Meyers-Martin stated that she agrees
44 with Trustee Pennington that maybe there are people that are here tonight looking for answers.
45 The 21st is next week and she believes that would be a more comprehensive time for you to have
46 more answers than we can bring forward tonight. She stated that for those of you that are looking
47 for definitive answers, she apologized that we do not have that information. On the 21st you will

1 have a clearer picture of where this Board has been and where we need to go in addressing these
2 issues.

3
4 **Suggestion that the Code Enforcement Officer Attend on September 21st** - Mr. Mac Daily
5 stated that he resides on Woodstock Road. He just wanted to make a suggestion. He stated that
6 the Treasurer will be there. Mr. Daily inquired whether or not the Public Works people will be
7 there. Village President Meyers-Martin stated yes and the engineers as well. Mr. Daily suggested
8 that the Code Enforcement Officers be there as well. He stated that many of the problems of
9 drainage that he sees are a matter of enforcement. He stated issues with culverts and swales that
10 should have been addressed before. This thing is way out of hand on some things that he sees. He
11 stated perhaps the Code Enforcement Officer or Officers should be there as well. Village
12 President Meyers-Martin stated absolutely.

13
14 **Announcement by Trustee Pennington that he is on the Board of Directors of the Illinois**
15 **Legislative Black Caucus Foundation** - Trustee Pennington stated that he wanted to make an
16 announcement at this particular point in time in the Agenda. He wanted to let the Board know as
17 well as our audience that he is taking on another hat within the region. Trustee Pennington has
18 been appointed to the Board of Directors of the Illinois Legislative Black Caucus Foundation. He
19 will be working with the foundation in terms of Scholarships for students in and around the area,
20 as well as working on a Branding Model for the ILBC, as well as other financial initiatives that
21 the ILBC wants to discuss. Trustee Pennington wanted to make that announcement for the
22 benefit of the Board as well as the audience. Village President Meyers-Martin closed
23 Communications & Petitions at 7:35 P.M.

24
25 **FINANCE:**

26
27 Trustee Byrd stated that he has no Formal Report this evening. There was a question at the last
28 Board Meeting about Seaway, and he will answer that at the next Board Meeting when he gives
29 his Report.

30
31 **BUILDING:**

32
33 **Enhancement Organization – “Getting to Know You”** - Trustee Hudson stated that she did
34 not have a Formal Report this evening. Trustee Hudson stated that on October 17th the
35 Enhancement Organization is having a “Getting to Know You” gathering at the Barn at Sergeant
36 Means Park. There will be food and fun. The purpose of it is that you get to know someone else
37 in the Village. She stated invite your neighbors. Everything is free. There are pamphlets on the
38 table that gives the time and address. It is on a Saturday night. If you have new neighbors in your
39 area bring them so they get a chance to know other people. She stated that you will find out more
40 about what that organization does.

41
42 **PLANNING:**

43
44 **Olympia Fields Park District** - Trustee Pennington stated that he recently met with Denise Will
45 who is the Executive Director of the Olympia Fields Park District. The purpose of the meeting
46 was two-fold: First to advise Miss Will of his appointment as Trustee Liaison between this Board
47 and the Park District. He stated secondly, to inform the Park District of this Board’s desire to
48 develop ways to work synergistically going forward. Miss Will was receptive to this idea and

1 agreed that she and her Board welcome the opportunity to work with the Board of Trustees on all
2 matters relevant to the betterment of the Village of Olympia Fields.

3
4 Trustee Pennington stated that they discussed the District's Master Plan. They are in the process
5 of building out and renovating the Barn. Miss Will did not go into any specific details relative to
6 that expansion. She was awaiting Final Plans for that project. Miss Will assured Trustee
7 Pennington that she would make those Plans available to the Village once they are received.

8
9 Trustee Pennington stated that we discussed the possibility of shared resources. Miss Will's
10 concern at this particular point was the sharing of the Public Works Garages. They are in need of
11 a place to park their equipment. Trustee Pennington assured Miss Will that is a problem. He sees
12 their equipment out and it is being exposed to the elements. Trustee Pennington stated that he is
13 not sure if we have the capability or the capacity at this particular point in time to do that. He
14 stated that he would work with the Board, Mr. Landini, and Trustee Waite to see if there is a way
15 in which that can be done. They discussed the state of the Tolentine Water Park Signs. Miss Will
16 believes that there are some outstanding Sign Permits needed for that area. Trustee Pennington
17 stated that he was not aware of that but he would look into it and get back to her straight away.

18
19 Trustee Pennington stated that he left the meeting feeling that there was some degree of
20 camaraderie and goodwill between the two Boards. Miss Will is interested in working with this
21 Board and making things better for the citizens of the Village. They have a Board Meeting on the
22 16th of September, but Trustee Pennington won't be able to attend that meeting. Trustee
23 Pennington will attend the Olympia Fields Park District Board Meeting in October and he will
24 report back to the Board on that.

25
26 Village President Meyers-Martin stated that in terms of the Sign Permits is she saying that they
27 had applied for Sign Permits and they had not been issued, or they are pending. Trustee
28 Pennington stated that she believes that there are some outstanding, pending Permits. Trustee
29 Pennington stated that he doesn't know what the status of that is so he didn't want to get into any
30 specifics with Miss Will. Village President Meyers-Martin stated that we will check into that.

31
32 Trustee Byrd inquired of Trustee Pennington whether or not the proposal that was out there for
33 changing the land structure at the Barn at Sergeant Means Park is that still on. Trustee
34 Pennington stated that is part of the Expansion Plan. Trustee Byrd stated that it is an Expansion
35 Plan for the Barn itself. Trustee Pennington stated yes.

36
37 Village President Meyers-Martin inquired of Trustee Pennington whether or not he determined
38 that there was receptiveness between those two Boards meeting. Trustee Pennington stated
39 absolutely. Miss Will is in favor of that.

40
41 **Veterans Committee Update** – Trustee Pennington stated that the Veterans Committee will be
42 hosting a Veterans Breakfast on Tuesday, November 10th at the Brookdale Senior Living Center
43 at 9:00 A.M. All Veterans living in the Village of Olympia Fields are invited to attend. The
44 Veterans may invite one guest for that event. It is anticipated that State Senator Michael Hastings
45 will be in attendance, along with representatives from the U.S. Department of Veterans Affairs,
46 the Illinois Department of Veterans Affairs, and the Cook County Department of Veterans
47 Affairs. They will be in attendance to give out valuable information regarding benefits that are
48 due and owing to many of the Veterans that live in the Village that may or may not know that

1 they are available. Trustee Pennington stated that we had this event a couple of years ago and it
2 was a big event. It was very well-attended. Trustee Pennington stated that he was not aware of
3 the fact that we have at least 60 World War II and Korean War Veterans living in Brookdale.
4 The Village will have a very viable Veterans Committee.

5
6 Trustee Pennington stated that on Wednesday, November 11th, the Veterans Committee will
7 participate in the annual Veterans Day celebration hosted by the Park District. This is a very
8 dynamic event. A lot of the Veterans in the surrounding areas will come to this event. We have
9 color guards, patriotic music, speeches, and food. It is a fine event. The Veterans Committee is
10 working diligently to get these projects off the ground.

11
12 Trustee Pennington stated that regarding the Park District, they did talk about the availability of
13 land for a Veterans Park. The Park District was receptive about carving out a parcel of land that
14 might be used for that specific purpose. Miss Will did not go into specifics. He is sure that both
15 Boards will want to get together on that, because there might be some shared responsibilities
16 from our Board as well as the Park District's Board on that. President Joe Martin is spearheading
17 the Veteran Breakfast. He stated that further information on these events will be forthcoming.

18
19 Village President Meyers-Martin stated that the Veterans at Brookdale are a very active group.
20 She is very excited about the breakfast on the 10th. The Veterans celebration at the Park District
21 is always a great event. They bring their pictures from when they were in the service and then
22 they have pictures of them today. Some bring their uniforms. It is a great event on Veterans Day
23 at the Park District.

24
25 Trustee Pennington stated that the Veterans in the audience are invited to attend not only these
26 two events, but they are invited to attend our next meeting which is scheduled for October 7th at
27 7:00 P.M. at Village Hall.

28
29 Village President Meyers-Martin stated that there are women Veterans as part of the group.
30 Trustee Pennington stated that we have one on our Committee.

31
32 **PUBLIC WORKS:**

33
34 Trustee Waite stated that he did not have a Formal Report this evening.

35
36 **HUMAN RESOURCES:**

37
38 **Personnel Manual Update** – Trustee Nale stated that she and Administrator Mekarski had a
39 recent phone conversation regarding the fact that she had not received requested information
40 from the Village's Attorney in regards to the updating of the Employee Policy Manual. She
41 admits her impatience as Trustee Liaison to the Human Resource Committee as we began this
42 venture several years ago. After a lengthy phone conversation with Administrator Mekarski we
43 agreed as follows: 1. The Policy Manual will not be ready for approval by the Human Resource
44 Committee until sometime in early 2016. Our Attorney did not become involved until last
45 November. 2. After our Attorney has sufficient time to revise the current Manual and add items
46 that are now relevant, the Manual will be presented to the Department Heads for review. 3. The
47 Human Resource Committee will, at that time, have the opportunity to review the entire Policy
48 Manual and provide input as they deem necessary. We must remember that the original and only

1 Policy Manual that we have is now 15-years old. She stated that many, many changes have
2 occurred in that time period. Trustee Nale asked that Administrator Mekarski keep her advised
3 monthly as to the progress so she can report to the Human Resource Committee in a timely
4 manner. Trustee Nale stated that she and Administrator Mekarski have things pretty straight now
5 as far as the length of time we have been involved with saying that the Manual needs to be
6 updated, and what we are doing currently to encourage the completion of that. It is very
7 complicated.

8
9 Administrator Mekarski stated that we will be working closely with Trustee Nale. The
10 Department Heads worked closely with Trustee Nale with the Departmental Safety Committee.
11 We will extend one of those sessions and really drill into the report. It is a comprehensive
12 revision because you are updating Labor Laws, insuring consistency with the Union Agreement,
13 and making sure that the various changes in Federal Law and State Statute are reflected as well.
14 It will be completed. It will be comprehensive. We will have a process that we will implement to
15 make sure that as State Statute and Federal Law changes, we will make those changes on a
16 regular basis.

17
18 Trustee Nale stated that it is a lot more involved than anyone anticipated including her. It seems
19 as though we have been going about this process for a long time. She is very happy that our
20 Attorney is involved now.

21
22 **PUBLIC SAFETY:**

23
24 **Authorization to Replace Patrol Squad Using Asset Forfeiture Funds** – Trustee Gibson
25 stated that the first item is the authorization to replace a Patrol Squad Unit using Asset Forfeiture
26 Funds.

27
28 The Department recently learned Patrol Squad 109; a 2009 Ford Expedition suffered a
29 catastrophic engine failure at approximately 100,000 miles. The squad has been in service since
30 March of 2009 and has been used primarily as a patrol squad.

31
32 The vehicle was evaluated by two separate area garages who both diagnosed the primary
33 problem as an excessive amount of carbon monoxide, as well as, engine coolant in the
34 combustion chambers, cylinder head over temperature indicators (warping of the manifolds) and
35 a continuous overheating problem which is most likely caused by a crack in one (or more) of the
36 cylinder walls. These problems are compounded by the existing need to replace both catalytic
37 converters and repair the exhaust.

38
39 The repair costs exceed any expected trade-in value of the vehicle.

40
41 The replacement vehicle is not a budgeted item. There are no outward signs of abuse or neglect
42 to this squad. The Department received one replacement squad in Fiscal Year 2015-16. This
43 particular vehicle was previously scheduled for replacement, but was postponed.

44
45 A review of the Police Department budget revealed no excess funds were available. Finance
46 Director Saenz indicated sufficient funds exist in the Asset Forfeiture Account to allow for an
47 unscheduled purchase of a replacement squad without negatively affecting the General Fund.

48

1 These officers should be recognized and commended for their exceptional DUI enforcement and
2 dedicated public service. Each one of them received a Certificate and those Certificates will be
3 put in their Personnel Folders as well as one for them to take home.

4
5 Village President Meyers-Martin stated that she certainly commends the officers that were
6 involved in the arrests of the DUI's. However, she thinks that is quite worrisome that there are so
7 many people driving under the influence. No matter how much information goes out, Public
8 Service Announcements, we still have people who are endangering not only other drivers but
9 pedestrians and property. Village President Meyers-Martin stated that she commends our Public
10 Safety Officers. They certainly are quite professional. That is such a worrisome statistic in terms
11 of the numbers.

12
13 Trustee Waite stated that he didn't think that any of these DUI offenders were residents of
14 Olympia Fields. It still isn't an excuse. Trustee Gibson stated that we don't know that none of
15 them were Olympia Fields residents. That's not something that we know. Village President
16 Meyers-Martin stated just drivers generally, that is a worrisome statistic.

17
18 Trustee Nale stated that she likes the signs that were posted on some of the streets stating that
19 "Drunk Drivers will be Arrested in the Village of Olympia Fields." Village President Meyers-
20 Martin stated that is a very good idea.

21
22 **Thank you Letter from Matteson Police Department** – Trustee Gibson stated that the third
23 item is a Thank you Letter from the Matteson Police Department which is for information only.

24
25 The Department received a thank you letter from the Matteson Police Department
26 acknowledging the efforts of Sergeant Bruce Beauchamp and Patrol Officer Daniel Kickert for
27 their assistance in resolving an incident that began on Sunday morning August 23rd, in the 900
28 block of Princeton Avenue in Matteson, which involved a shots fired call where 30 to 40 shell
29 casings were recovered outside of a residence where a large unruly party was occurring.

30
31 Sergeant Beauchamp and Officer Kickert assisted personnel from Matteson and surrounding
32 communities in establishing and securing the perimeter due to a large number of attendees at the
33 party refusing to peacefully exit the residence and disperse. It was learned that one of the
34 suspects involved in the shooting had retreated back into the residence armed with a handgun
35 when police arrived. Two other offenders were seen fleeing the area in a vehicle after the shots
36 were fired.

37
38 After nearly seven hours of negotiation and the arrest of 36 individuals, the incident was resolved
39 in a peaceful manner after the individuals at the party eventually surrendered. A large amount of
40 drugs were recovered from inside the residence and two handguns were recovered outside the
41 residence. The offenders who fled the scene in a vehicle were located a short distance away
42 while still in possession of two loaded handguns.

43
44 Sergeant Beauchamp and Officer Kickert should be recognized and commended for their
45 exemplary skill, dedication to duty and professionalism during this incident.

46
47 Village President Meyers-Martin inquired of Trustee Gibson whether or not the officers
48 responded as a result of our Mutual Aid Agreement. Trustee Gibson stated yes.

1 **REPORT OF VILLAGE ADMINISTRATOR:**
2

3 **Ordinance #2015-16 – An Ordinance Vacating the Previously Dedicated Detention Ponds**
4 **to the Village of Olympia Field located in the Traditions Subdivision (First and Second**
5 **Reading)** – Administrator Mekarski stated that he only has one item. This was a matter that we
6 addressed in a previous meeting before the summer recess. There was a Motion made on July
7 13th, 2015, when we were reporting on the DCEO Ike Grant for The Traditions Subdivision. We
8 had over \$500,000.00 from the State of Illinois. He stated that with that we completed
9 improvements that were left after the Bankruptcy of the developer. We completed the repaving
10 of the complete Street System, the repair of the curbs, the completion of the sidewalk network,
11 repair of all the street lights, replacement of all of the street trees, and we had \$135,000.00
12 remaining to do storm water detention. We were unsuccessful in getting the Homeowners
13 Association’s support for a dedication of the shoreline of the detention basins which were
14 necessary and required by the State to allow the sustainable, naturalized plantings or wetland
15 plantings. It was the recommendation of our engineer that those plantings were necessary for the
16 long-term sustainable management of those ponds.
17

18 Administrator Mekarski stated that unfortunately the State did not give us an extension and is
19 requiring that money to be returned. We had indicated in our correspondence to the Homeowners
20 Association, and it was indicated very clearly in the Minutes at the July 13th meeting to about 20
21 of the residents of The Traditions that were in the audience, that we have no other alternative but
22 to ask for a Motion to direct the Village Attorney to draft an Ordinance vacating the original
23 Dedication Agreement adopted on October 4th, 2011, to be considered for action at the Board of
24 Trustees Meeting for vacating that dedication.
25

26 Trustee Waite inquired of Administrator Mekarski that if that project had gone forward as
27 proposed, how much that would cost the homeowners. Administrator Mekarski stated that it
28 would have cost the homeowners zero. They would have not only achieved the storm water
29 detention provided free by the State of Illinois, the Village was willing to maintain that
30 naturalized planting for an extended period of time up to 20-years. We gave Amendments to the
31 Homeowners Association for consideration. He believes it was \$15,000.00 for the first year, and
32 it weaned down to about \$5,000.00 in subsequent years. He stated that it was very disappointing
33 because it really would have been a Pilot Project, a model, for what we could do with other storm
34 water detention basins throughout the Village. Initially, we secured the dedication of the pond
35 bottom itself up to the high water mark. He stated that what was necessary for the naturalized
36 plantings was the dedication of the pond banks. The Homeowners Association would not sign
37 the additional dedication. The State called the Grant back and we are returning \$135,000.00
38 regretably.
39

40 Administrator Mekarski stated that tonight we are asking this body to pass the Ordinance to
41 vacate, or take away, or eliminate, reverse if you will, the dedication of the pond bottoms. This
42 governing authority has no mechanism now to manage that Pond System. The slopes on the
43 detention basin of The Traditions are much steeper than Graymoor. They are going through a
44 significant amount of erosion now. There is grass to the water edge. The grass doesn’t hold the
45 soil. The geese population pulled the grass out causing loose soil to go in. The ice shelf
46 constantly erodes the edges. The naturalized plantings would eliminate all of that. This pond
47 could basically erode much like the Graymoor Pond, but probably much faster. Graymoor over
48 20-years of a lack of management, is now suffering a \$1.6 Million Dollar issue. If you maintain

1 **Jewel Plaza** – Village President Meyers-Martin stated that she just got word today that the Jewel
2 Plaza has been sold. Unlike times past where it has sold, it has flipped; it has gone to another
3 owner none of which were interested in developing that site. They were only interested in
4 flipping and making a profit. We now have a developer who wants to develop the site. We have
5 had huge input as to what those potential tenants may be. She is pleased with the vision of this
6 particular developer. As time goes by she will bring you word of what is going on. The property
7 sold and closed. She is very, very excited about the developer that is now in place to make those
8 changes to that plaza. That property sold two or three times in the last five-years. We finally
9 have a developer that is interested in the future of Olympia Fields.

10
11 Administrator Mekarski stated that was not a deal that happened by the free market place. It was
12 a deal that was very methodically structured by the Village President, the Board, and the Board’s
13 Administration probably over the last six-months to a year. There were a number of briefings to
14 the Board of Trustees. He is very pleased that the Village President can announce it today. It
15 really demonstrated a sense of teamwork to go above and beyond the free market place and
16 select and work with the preferred developer to achieve hopefully Class “A” Retail on that site.

17
18 **Coffee with the Village President** – Village President Meyers-Martin stated that this past
19 Saturday she had “Coffee with the Village President.” She stated that some of her regulars were
20 there to join her. They talked hugely about water issues. There is a Task Force that has been put
21 in place at her insistence from the South Suburban Mayors and Managers Association. Their first
22 meeting is October 1st at the office of the South Suburban Mayors and Managers Association.
23 We talked about water. We talked about Storm Water Management. We talked about police
24 issues. She believes that it was a very informative meeting. We all expressed disappointment that
25 more people don’t join us on the second Saturday of the month. She is going to continue to do
26 that because she feels it is important to give residents the opportunity that if, in fact, there are
27 issues that they would like to discuss and they don’t have the opportunity to meet with her
28 personally or to come to Board Meetings that it is a great opportunity to talk about those
29 concerns. We have a couple of people that did have concerns that were addressed between
30 Saturday and today. She likes it when we are able to make that kind of effective resolution to
31 issues.

32
33 Village President Meyers-Martin stated that she met today with Arnie Kimmel who is the CEO
34 of St. James Hospital. She stated that members of the Economic Development Committee were
35 there as well. Some of those members attended a previous meeting to talk about branding of the
36 Village, which encompassed St. James Hospital. It is our biggest employer and one of the more
37 proactive businesses in town. They are in the midst of consolidating two compasses from the
38 City of Chicago Heights to Olympia Fields. Their emergency services will be here. Their acute
39 care will be here. They will also provide hospice. They are one of the biggest teaching hospitals
40 in the region. We had a very good meeting. She stated that St. James is receptive to partnering
41 with the Village in terms of this branding strategy. We will meet in the near future with their
42 Foundation Board to talk about how we can put those pieces in place. She is very excited about
43 St. James’s consolidation, as well as their receptiveness and their enthusiasm to work with the
44 Village in order to make this a win-win, not only for St. James but for the Village of Olympia
45 Fields. We will continue to keep you abreast of those developments as it relates to the branding
46 strategy and the Economic Development Committee’s working with St. James.

47
48

1 **UNFINISHED BUSINESS:**

2
3 The Board did not have any Unfinished Business to discuss this evening.

4
5 **NEW BUSINESS:**

6
7 The Board did not have any New Business to discuss this evening.

8
9 **RESIGNATIONS AND APPOINTMENTS:**

10
11 Village President Meyers-Martin stated that she did not have any Resignations or Appointments
12 this evening.

13
14 **EXECUTIVE SESSION:**

15
16 **To Discuss Matters of Pending Litigation – Open Meetings Act Section 5ILCS120/2(c)(11) –**

17
18 **To Discuss Matters of Personnel – Open Meetings Act Section 5ILCS120/2(c)(1) -**

19
20 **Motion by Trustee Pennington, second by Trustee Gibson to go into Executive Session at**
21 **8:25 P.M. to discuss matters of Pending Litigation according to the Open Meetings Act**
22 **Section 5ILCS120/2(c)(11), and to discuss matters of Personnel according to the Open**
23 **Meetings Act Section 5ILCS120/2(c)(1).**

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

25
26 Village President Meyers-Martin stated that we will not be taking any action once we come back
27 to Open Session. She thanked everyone for joining us tonight.

28
29 **RETURN TO OPEN SESSION:**

30
31 **Motion by Trustee Gibson, second by Trustee Pennington to go back into Open Session at**
32 **9:05 P.M.**

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

34
35 **ADJOURNMENT:**

36
37 **Motion by Trustee Gibson, second by Trustee Nale to adjourn at 9:05 P.M.**

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

39
40 **Respectfully submitted by Faith Stine.**

41
42
43
44
45
46