

1                   **MINUTES OF THE VILLAGE OF OLYMPIA FIELDS**  
2                   **REGULAR MEETING OF THE BOARD OF TRUSTEES**  
3                   **Held on October 11, 2010**

4  
5   The Regular Meeting of the Board of Trustees was held on Monday, October 11, 2010, at  
6   the Olympia Fields Village Hall and was called to order by President Jones at 7:00 P.M.  
7   The assembly recited the Pledge of Allegiance. The Clerk called the roll.

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

13  
14   Absent: None

15  
16   **Welcome to the Village Clerk** – President Jones and the Board welcomed back Judi  
17   Rangel the Village Clerk. (There was a round of applause).

18  
19   **MINUTES:**

20  
21   **Motion by Trustee Gibson, second by Trustee Oliver to approve the Minutes of**  
22   **September 27, 2010, as presented.**

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

24  
25   **BILLS FOR APPROVAL:**

26  
27   President Jones stated that he has Bills for Approval totaling \$203,205.08. Trustee  
28   Gibson inquired of President Jones if all of the Tolentine Park charges listed on Page 2 of  
29   the detailed report are pass-through charges. Administrator Mekarski stated that the  
30   Village established escrow for the billing by Baxter & Woodman. They reduced their  
31   standard price because this is a public project. President Jones stated that the Village's  
32   bills for this project are paid by the Park District with a pre-established escrow.

33   **Motion by Trustee Pennington, second by Trustee Meyers-Martin to approve the**  
34   **payment of bills for October 11, 2010, in the total amount of \$203,205.08.**

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

36  
37   **COMMUNICATIONS AND PETITIONS:**

38  
39   President Jones opened up Communications and Petitions at 7:02 P.M. President Jones  
40   stated that the Board would be taking some matters out of order.

41  
42   **PUBLIC WORKS:**

43  
44   **Educational Commission Funding Request** – Trustee Oliver stated that at the  
45   Educational Commission Meeting held on October 5<sup>th</sup>, Dr. Gibson brought up for  
46   discussion a request for \$6,000.00 by Principal Patricia Ransford of the Arcadia School

1 to improve and augment their literacy work stations. In the Board Packet is a letter from  
2 Principal Ransford as well as a description of the items for the Listening Center that they  
3 would like to upgrade. They are currently working with some outdated equipment.  
4

5 Principal Ransford stated that they really appreciated the visit from Susan Mekarski and  
6 Dr. Ernie Gibson. They discussed the literacy work stations with them. Principal  
7 Ransford stated that when she came to Arcadia 14 years ago, they were given a Grant and  
8 they received funds for their Listening Centers. Currently, they are outdated and the  
9 equipment is obsolete. The funds would provide them with a Listening Center for all 30  
10 classrooms that are in Arcadia. Five to six children partake at a time at the Listening  
11 Centers. Principal Ransford invited the Board to come to Arcadia to see the students as  
12 they are working at the Listening Centers. She stated that the ISAT Scores could be 98%  
13 this year. For the past five years they have kept the scores above 96%. She believes that  
14 one of the reasons they have done so well at Arcadia is because Math and Reading have  
15 been a part of the entire day. The Learning Centers are used every single part of the day  
16 not just during Language Arts. The original cost was \$233.00 a set but they got it down to  
17 \$180.00.  
18

19 Trustee Pennington inquired of Principal Ransford if she sought other means of financing  
20 from the District in order to fund this project. Principal Ransford stated that at this time  
21 they don't have funds in the District for this. She believes that if the money starts coming  
22 through from the State, this would be partially funded.  
23

24 Principal Ransford thanked the Board for supporting Arcadia throughout the years. She  
25 appreciates the banners throughout the Village depicting Arcadia as a Blue Ribbon  
26 School. She appreciates the Board's involvement on what Arcadia is doing on a daily  
27 basis.  
28

29 Mr. Ernie Gibson stated that he resides at 208 Wysteria. Both he and Susan Mekarski are  
30 members of the Educational Commission. They visited with Principal Ransford and  
31 members of the faculty in reference to this project. Arcadia has exhausted all means from  
32 the standpoint of getting Grants. The new administration at District 227 does not want to  
33 discontinue the Mentoring Program, but they want to forego it at this time. The funds that  
34 were allocated for the Mentoring Program remain in the Budget for the Educational  
35 Commission. Mr. Gibson and Mrs. Mekarski are sure that this will enhance the  
36 educational objectives of the Arcadia School.  
37

38 Susan Mekarski stated that she resides at 1640 Cambridge Avenue. She stated that Dr.  
39 Davis is committed to the community. When she wasn't receiving funding from the State,  
40 the last thing that she wanted to do was cut teachers. That is one of the reasons that the  
41 class size at Arcadia is between 18 and 22 students. Unfortunately, there aren't funds  
42 available to upgrade the equipment for the Listening Centers. The equipment is over 14  
43 years old. It is obsolete. Due to the fact the equipment is obsolete; they can't repair the  
44 equipment they presently have.  
45

1 Trustee Ormsby inquired of Principal Ransford if 32 units is the amount they need, or if  
2 they needed more than that. Principal Ransford stated that 32 will cover all of their  
3 classrooms.

4 **Motion by Trustee Oliver, second by Trustee Gibson to authorize the Finance**  
5 **Director to issue a check to Arcadia Elementary School in the amount of \$6,000.00**  
6 **from the Village’s Educational Commission Account, to be utilized for the purchase**  
7 **of the Califone Spirit, SD Stereo Listening Center and Head Phones consistent with**  
8 **the attached Memorandum.**

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

10  
11 Principal Ransford thanked the Board. President Jones thanked Principal Ransford for  
12 letting the Board know about a specific need. He stated that this is something that is  
13 meaningful and something that you need.

14  
15 Principal Ransford stated that all of their staff remains intact. She stated that Dr. Davis  
16 firmly believes in the students having Music and Art. She stated that we are very  
17 appreciative. Trustee Gibson stated that you deserve it all. (There was a round of  
18 applause).

19  
20 President Jones stated that you make us proud. Principal Ransford stated that she  
21 appreciates the time that Susan Mekarski and Dr. Gibson spent researching their needs.  
22 President Jones thanked Susan Mekarski and Dr. Gibson. He stated that he appreciates  
23 what they did.

24 \*\*\*\*\*

25  
26 **COMMUNICATIONS AND PETITIONS (CONTINUED):**

27  
28 **Special Presentation – Ken Budwash from Robinson Engineering – Comprehensive**  
29 **Sanitary Sewer Rehabilitation Project** – Mr. Budwash thanked the Board for allowing  
30 him to update them on the status of the Sewer Rehabilitation Program. This has been  
31 ongoing in the Village for almost three years now. He stated that he would be referring to  
32 the letter of August 6<sup>th</sup> that was sent to President Jones. A copy of the letter is in the  
33 Board Packet. On Page 2 of the letter, is a list of work that they thought needed to be  
34 prioritized for the Graymoor area since that is the area of focus right now due to the new  
35 Lift Station. Item 1 on the list has been completed. A frame and lid has been installed on  
36 the existing wet well. That keeps storm water out of the system. The second item, the  
37 internal house inspections on the west side of Western Avenue, he thought that those had  
38 been completed. Mr. McDonnell stated that there is one house left that has to be  
39 inspected on the west side of Western Avenue.

40  
41 Mr. Budwash stated that item number 3, was under strong consideration to be repaired  
42 when the letter was written. A proposal has been agreed to. The work is sealing the joint.  
43 It is infiltrating depending on the ground water condition, 10 to 30 gallons per minute.  
44 That will be sealed sometime this week. National Power Rodding has agreed to do that  
45 work. That is on the west side of Western Avenue.

1 Mr. Budwash stated that with regard to item number 4, “enforce compliance of defect  
2 corrections,” he thought that there were 13 or 14 homes left to go in the Graymoor area  
3 specifically that need to make corrections. Mr. McDonnell stated that there are 13 homes.  
4 Mr. Budwash stated that item number 5 goes hand in hand with that. He stated that this  
5 was not brought up in a defect letter to the residents. Depending on the final results for  
6 Graymoor, the Village may want to pursue further investigations into homes. There are  
7 eight to 10 homes that have partial basements, basements, or crawl spaces that do not  
8 have sump pumps. They should be investigated to determine if the footing drain tiles are  
9 directly connected to the sanitary sewer via a gravity connection.

10  
11 President Jones inquired of Mr. Budwash how that investigation takes place. Mr.  
12 Budwash stated that the only way that you can investigate it is through televising the  
13 service from either inside the house or outside the house. It would be cheaper if the  
14 Village can gain access to the homes and have it done inside the house because the  
15 connections would be closest to the house. President Jones inquired of Mr. Budwash if it  
16 could be televised from the Village’s right-of-way. Mr. Budwash stated that it could be  
17 done that way but it would be more expensive because quite often there are roots, offset  
18 joints and other obstacles to prevent you from doing that. The roots would have to be  
19 removed. He stated that you may not be able to get to it from the street side. President  
20 Jones inquired of Mr. Budwash if they could do any type of flow monitoring to see what  
21 is coming out of there. He stated that they normally do not do flow monitoring for just  
22 one house. It is expensive to do that. The best way to verify any kind of gravity footing  
23 drain connections to the sewer is televising from the main, or from inside the homes.

24  
25 Trustee Gibson inquired what the possibility was of the Village not being able to get into  
26 the homes to do it. President Jones stated that is a legal question and not something that  
27 Mr. Budwash can answer. He stated that we will ask the Village Attorney about that.

28  
29 Mr. Budwash stated that they have been flow metering the area in Graymoor for the past  
30 six months. They pulled their meters for maintenance and recalibration. They will install  
31 the meters in the Graymoor area the week of October 18<sup>th</sup>. Due to the Graymoor Lift  
32 Station issues, they want to do constant monitoring in that area.

33  
34 Mr. Budwash stated that in the letter of August 6<sup>th</sup> they mentioned lining 30 laterals  
35 within Graymoor. He has since reconsidered the cost associated with that. He believes it  
36 would be better served by grouting the connection to the sewer main where the lateral  
37 connects to the sewer main. It is often called a “T” or a “Y.” They could probably grout  
38 all of the service connections and the first two or three joints within the right-of-way, for  
39 probably less than 50% of the cost to line 30 laterals within the right-of-way. He will  
40 make a formal written recommendation to the Board in the near future after he does some  
41 more analysis on this. He believes that all of the connections could be sealed within  
42 Graymoor.

43  
44 President Jones inquired of Mr. Budwash if he thought the inflow was only occurring at  
45 the connections and not along the pipe itself. Mr. Budwash stated that wasn’t the case. He  
46 believes that any joint can infiltrate. The joints that connect to the sewer main are the

1 lowest joints and are subject to more flow than the joints that are higher in the system. He  
2 is talking about ground water moving along the pipes.

3  
4 Trustee Ormsby stated that she was glad that he was addressing this because she had  
5 questions regarding the laterals as well. She inquired of Mr. Budwash if this was his  
6 decision or if someone else was going to look at that also. Mr. Budwash stated that it is  
7 not entirely his decision. It is a proposal for consideration. He will be discussing this with  
8 John McDonnell and Joe Alexa.

9  
10 President Jones inquired of Mr. McDonnell if he has seen this grouting technique used.  
11 Mr. McDonnell stated that he has not. Mr. Budwash stated that the grouting is called an  
12 “Acrylamide Grout.” This is a two-part grout that stays flexible. There are other kinds of  
13 grouts. National Power Rodding will be using this to resolve the issue of the leaking joint  
14 on the west side of Western Avenue that is mentioned in the letter of August 6<sup>th</sup>. The  
15 grout has been in use for at least 20 years, probably 30.

16  
17 Trustee Pennington inquired of Mr. Budwash what the life span is on the grout. Mr.  
18 Budwash stated that the life span is good as long as the ground isn’t disturbed.

19  
20 Trustee Meyers-Martin inquired of Mr. Budwash how durable the grouting is as opposed  
21 to the laterals. Mr. Budwash stated that if money were no object, he would definitely go  
22 with the lateral lining. He stated that there are 125 laterals or more in Graymoor that have  
23 not been sealed, and they have not been lined.

24  
25 Trustee Ormsby inquired of Mr. Budwash that if this doesn’t have the result he wants,  
26 and the Village spends the money to do the joints, would the Village have to go back and  
27 do the laterals. Mr. Budwash stated that is a possibility. He stated that we have lined 20 to  
28 25 laterals using the lateral lining technique, the Tube Liner that they have done  
29 throughout the Village in the main lines.

30  
31 President Jones stated that if Mr. Budwash does come forward with a recommendation to  
32 the Board for this, the Board would want some written information about it so the Board  
33 can understand how the technology works, maybe pictures of how it works so the Board  
34 can get comfortable with that expenditure of money. Mr. Budwash stated that he would  
35 definitely do that. He will try to get more information from National Power Rodding, and  
36 possibly a video.

37  
38 Trustee Meyers-Martin inquired of Mr. Budwash what the advantage would be in terms  
39 of the cost difference, generally. Mr. Budwash stated that the cost of grouting is about  
40 10% to 15% of the cost of lateral lining itself.

41  
42 Trustee Gibson inquired of Mr. Budwash if he would provide the Board with the cost  
43 deferential between one against the other when he provides his report to the Board. Mr.  
44 Budwash stated that he would do that.

45

1 Trustee Pennington stated that he might want to include in his report if he has past  
2 projects where this technology was used, and provide the Board with an overview of how  
3 that project worked.

4  
5 Mr. Budwash stated that he was involved with a project in a community south of  
6 Chicago. They used grouting to seal joints in their sewer mains. This technology came  
7 before the Cured-in-Place Pipelining. The Cured-in-Place Pipelining was so expensive.  
8 He stated that grouting is less expensive. The work that was done in that community was  
9 in the early '80s. The systems are still functioning.

10  
11 President Jones inquired of Mr. Budwash if they are still the Engineers for that  
12 community. Mr. Budwash stated that they are still involved, but not to the degree that  
13 they were. He will have to see if he can find anything out about that community. He can  
14 come up with more recent examples of where the grouting was used.

15  
16 Trustee Meyers-Martin stated that she thought the Board would be more comfortable if  
17 they had some evidence of success in terms of longevity, and how this process has held  
18 up over the span of time.

19  
20 Mr. Budwash stated that they are proposing to install flow monitors Village wide to  
21 assess the system after the sewer rehabilitation. President Jones inquired of Mr. Budwash  
22 if there is a cost estimate, or proposed contract for doing that. Mr. Budwash stated that  
23 they had provided an estimate. He doesn't know if they provided a written estimate.  
24 President Jones inquired of Mr. Budwash if it had been approved by the Village. Mr.  
25 Budwash stated that it had not been approved. The cost is \$80,000.00. President Jones  
26 stated that it sounds like it needs to be brought before the Board as a formal proposal to  
27 be approved in Budget. President Jones stated that there is approximately \$166,000.00  
28 left in the Sewer Bond Fund. Mr. Budwash stated that testing is not included in the loan.  
29 President Jones stated that Mr. Budwash is giving the Board two priorities, one is the  
30 flow test and the other is the grout. He believes that the Board would like to figure out if  
31 there is a way to get those two things done for less than \$166,000.00.

32  
33 President Jones inquired of Mr. Budwash why the Village should do \$80,000.00 worth of  
34 flow monitoring. Mr. Budwash stated that the Village should do it because it isn't  
35 required by the Metropolitan Water Reclamation District (MWRD) yet but it will be in  
36 the future. He stated that it is something that they are considering. The general consensus  
37 is that it would be nice if they funded the flow monitoring for the satellite communities.  
38 President Jones stated that regardless of what the MWRD may or may not do, why should  
39 the Village spend the money on this? Mr. Budwash stated that it is an assessment of the  
40 system to determine the effectiveness of the work done over the last three years, and to  
41 see if additional things are needed. He stated that flow monitoring is not an inexpensive  
42 thing. This would be Village wide.

43  
44 President Jones stated that he wants Mr. Budwash to review this with Mr. Alexa. The  
45 Board needs a detailed, formal recommendation as to the benefits of doing this, and why  
46 it cost that much money to do it. He stated that we did flow monitoring when we started

1 this program. Mr. Budwash stated that we did do flow monitoring. The intent was to do  
2 reflow monitoring to see what the results of the work within the Village is at the  
3 conclusion of the rehabilitation work being done.

4  
5 Trustee Oliver inquired of Mr. Budwash if we have a baseline of where we were before  
6 we started the Rehabilitation Program. Mr. Budwash stated that we do. Trustee Oliver  
7 inquired of Mr. Budwash if flow monitoring was done to establish this baseline. Mr.  
8 Budwash stated that it was. He stated that we need flow monitoring in the same locations  
9 and maybe in some additional locations. Trustee Oliver stated that the priority were those  
10 areas affected by the Easter flooding. Trustee Oliver is wondering if Mr. Budwash can  
11 inform the Board what the baseline was and that because of the rehabilitation we are here.  
12 Mr. Budwash stated that is the intent of reinstalling the flow monitors. Trustee Oliver  
13 inquired of Mr. Budwash if the baseline was Village wide. Mr. Budwash stated that  
14 originally 10 flow meters were installed. They are expanding that. They have broken up  
15 some of the areas that were not broken up into sub basins in the original flow monitoring.  
16 They are proposing that 19 or 20 meters be installed.

17  
18 President Jones stated that when Mr. Budwash comes back to the Board with this  
19 proposal, he would like to have a map that shows the Board where they monitored before,  
20 and where they plan to monitor now. Mr. Budwash is to layout the rationale for it in  
21 writing. President Jones stated that maybe the Board will decide it is something that will  
22 be done next year.

23  
24 Mr. Budwash stated that there are 143 homes that are not in compliance. He stated that  
25 the flow monitoring could be held in abeyance until more of those homes are in  
26 compliance.

27  
28 President Jones asked that Mr. Budwash discuss this with John McDonnell and Joe  
29 Alexa, and to come back before the Board when he believes he has a solid proposal.  
30 President Jones stated that John McDonnell provided the Board with a thorough report.  
31 President Jones inquired of Mr. McDonnell if the lawyer sent a letter to the 13  
32 homeowners in Graymoor that are not in compliance. Mr. McDonnell stated that the  
33 lawyer did send a letter. They have been getting calls from the homeowners since that  
34 letter went out. He has not tried to contact the 11 homeowners that do not have sump  
35 pumps in Graymoor. He believes that the Village would have to camera those homes  
36 from the street side to see if they have a connection. Mr. Budwash stated that we may be  
37 able to use some dye testing.

38  
39 President Jones suggested that Mr. Budwash, Mr. Alexa and Mr. McDonnell discuss this  
40 and come up with a recommendation to the Board on the cost and strategy on what will  
41 work. They would need the advice of the Village Attorney regarding the dye testing  
42 because they would be on private property in order to do that. He suggested that they  
43 discuss as a practical matter if the dye testing would work, or if they should just televise  
44 those 11 homes. President Jones thanked Mr. Budwash and Mr. McDonnell for their  
45 reports.

1 **Lights at the Intersection of 207<sup>th</sup> and Western Avenue** – Mr. Pat Collier, President of  
2 the Olympia Fields East Homeowners Association stated that at the intersection of 207<sup>th</sup>  
3 and Western Avenue, the lighting is so poor that they have trouble finding the  
4 intersection to turn, especially when it is dark. The ComEd light that is there is like a  
5 recessed light and the light shoots down. It doesn't go out. You cannot see the  
6 intersection from a distance with the ComEd light. He stated that you end up slowing  
7 down to find the intersection and then you are blocking traffic.

8  
9 President Jones inquired if it is because of the trees. Mr. Collier stated that part of it is the  
10 trees. He stated that lights on the two pillars would provide markers and then they  
11 wouldn't have to worry about the trees being trimmed. There aren't any markers there  
12 now. At the last Board Meeting he requested that the Board Members drive out there  
13 when it is dark to see what it is like.

14  
15 Administrator Mekarski stated that at the last Board Meeting there was a long discussion  
16 about this. The Board directed Administrator Mekarski to contact Baxter & Woodman  
17 and Joe Alexa to evaluate the ComEd lighting, the trees, and the signage. Baxter &  
18 Woodman has completed a Comprehensive Field Inspection. They are preparing a Letter  
19 of Recommendation. That Letter of Recommendation should be provided to the Board  
20 prior to the October 25<sup>th</sup> Board Meeting.

21 \*\*\*\*\*

22  
23 **REPORT OF VILLAGE ADMINISTRATOR:**

24  
25 **Olympia Fields East Homeowners Association Request – Annual Christmas Party** –  
26 Mr. Pat Collier, President of the Olympia Fields East Homeowners Association stated  
27 that the Homeowners Association is requesting to use the Village's postage system. They  
28 want to send a postcard inviting all of the Village residents to the Olympia Fields East  
29 Homeowners Association Christmas Party. He stated that the cost to send the postcards  
30 would be astronomical to the Homeowners Association because the bulk mail stamp  
31 requires that they have a written address on each postcard and it would be a lot of work.  
32 There are 2,200 homes in the Village. The Village could send postcards addressed to an  
33 occupant. Last year the tickets for the party were distributed from Bob Waite's home.  
34 Some people were apprehensive about going to Bob Waite's home to pick up the tickets.  
35 Due to the fact they are inviting all of the residents of the Village, they believe that the  
36 residents should be able to purchase tickets at Village Hall.

37  
38 President Jones stated that the estimated cost for the Village to send out the postcards is  
39 \$500.00.

40  
41 Trustee Gibson stated that she didn't know how many of the other Homeowners  
42 Associations had Christmas Parties but she knows that some do.

43  
44 Trustee Nale stated that she does not feel comfortable with the Village paying for these  
45 expenses. She stated that she knows that other Homeowners Associations have Christmas  
46 Parties. Her concern is if the Village does this for the Olympia Fields East Homeowners



1 Association, the other Homeowners Associations could request that the Village does it  
2 for them as well.

3  
4 President Jones stated that the goal of this is to involve the entire Village. He stated that  
5 the Olympia Fields East Homeowners Association is willing to co-host this with any  
6 other Homeowners Association that would like to do that with them.

7  
8 Mr. Collier stated that they are in the process of organizing all of the Presidents of the  
9 Homeowners Associations into one organization. That is one of the things that is on their  
10 agenda, along with a Village wide Garage Sale. He stated that it is conceivable that this  
11 could become a Village wide thing. This event does not prevent the other Homeowners  
12 Associations from having their parties. He stated that if we can all combine this it might  
13 work out better.

14  
15 Trustee Ormsby stated that since it is October, it may be difficult to get the other  
16 Homeowners Associations on board with this. Mr. Collier stated that they have a meeting  
17 on Wednesday with the Presidents of the other Homeowners Associations. His  
18 Homeowners Association has already done the preparation for this event as far as the  
19 food, and the band. The only thing left to do is publicize it and distribute the tickets.

20  
21 Trustee Ormsby stated that she likes the idea of all the Homeowners Associations being  
22 involved in it because then the Village could take a role in it.

23  
24 President Jones stated that the Homeowners Associations that have Holiday Parties are:  
25 Wysteria, The Greens, the Original Village, and Arcadia.

26  
27 Mr. Collier stated that last year they got in trouble putting signs up. He stated the problem  
28 is getting the turn out. That is why they wanted to do the mailers. Trustee Pennington  
29 inquired of Mr. Collier how many people attended the party last year. Mr. Collier stated  
30 that 97 people attended the party. He is going to ask the Presidents of the Homeowners  
31 Associations if it is okay to put the signs up.

32  
33 President Jones stated that the point that was made about favoritism is one that the Board  
34 has to get through. He stated that the conversation to make this a truly Village wide,  
35 Village supported, Homeowners Association supported event should have been solidified  
36 in the spring and not now.

37  
38 Mr. Collier stated that they are going to have the party. The question is whether or not  
39 tickets can be purchased at Village Hall, and if they can send postcards advertising it to  
40 all of the residents. He stated that it would be easier if they had the cooperation of the  
41 Village.

42  
43 President Jones stated that the Village wants to cooperate. Trustee Gibson stated that the  
44 Village wants to cooperate. She inquired what level of extra work that would put on the  
45 clerks to have the residents purchase the tickets at the Village Hall. President Jones stated  
46 that there is nothing significant involved in that.

1 Trustee Meyers-Martin inquired of Mr. Collier if their Homeowners Association breaks  
2 even in terms of the ticket sales. Mr. Collier stated that last year was the first year they  
3 made a profit. The profit was around \$300.00. In the past they have lost \$300.00 or  
4 \$800.00. They felt it was worth it to have an activity that the homeowners could  
5 participate in. Trustee Meyers-Martin stated that she agreed with inviting the entire  
6 Village. She believes that the other Homeowners Associations do not invite the entire  
7 Village to their Christmas Parties. It is just for their particular Homeowners Association.  
8 Trustee Meyers-Martin stated that in theory if they are only breaking even, she could  
9 understand why they would want the Village's assistance in footing the cost of the  
10 mailings. However, if they make a profit, it seems that some of that money should be  
11 contributed to the Village to do the mailings.

12  
13 Mr. Collier stated that this is not a fundraiser. This is an opportunity for homeowners to  
14 get together to socialize and to meet, and to get to know their neighbors.

15  
16 Trustee Nale stated that she understands where Mr. Collier is coming from, but she thinks  
17 it is a little bit late in the season to get it started where all of the Homeowners  
18 Associations would be invited to this party. She thought it would be better if this plan  
19 went into effect for next year. He could get together with the Presidents of the other  
20 Homeowners Associations and discuss what his intentions are and get them in favor of it.  
21 Mr. Collier does not believe it is too late. They have been planning this all year. Trustee  
22 Nale stated that the other Homeowners Associations don't know that.

23  
24 Trustee Gibson stated perhaps the other Homeowners Associations would co-host this  
25 with his Homeowners Association. Mr. Collier stated that they are not co-hosting. She  
26 thought that he would want them to co-host it with them. She thought that the other  
27 Homeowners Associations would want some input on what they are going to have at the  
28 party and what they are going to do. Mr. Collier believes it would be an advantage for  
29 them to walk into something that is already put together. They don't have to do anything  
30 except inform their homeowners that they can come. As for financial rewards, a  
31 Homeowners Association could get a percentage of the profits based on the percentage of  
32 the tickets that they sold.

33  
34 Trustee Gibson stated that at the Wysteria Christmas Party, people within Wysteria are  
35 awarded special commendations for people who have done things within Wysteria. All of  
36 the families get together and they have their Christmas Party. She stated that would not  
37 be conducive at the Olympia Fields East party.

38  
39 Mr. Collier stated that this would not stop the other Homeowners Associations from  
40 having their parties. He is just trying to market the Olympia Fields East Party. He wants  
41 to get the information out to the homeowners that they can attend the party, and have the  
42 tickets distributed at a place where the residents can come and pick them up.

43  
44 Trustee Ormsby stated that she loves the concept of what Mr. Collier is trying to do. It is  
45 true that neighbors don't know neighbors. It is a nice thing to do. She stated that for this  
46 Board it looks like favoritism to the Olympia Fields East Homeowners Association.

1 President Jones stated that he would like to react to how Mr. Collier has responded to the  
2 Board. He said that it is really an event of the Olympia Fields East Homeowners  
3 Association. Your Homeowners Association planned it. If someone else wants to come to  
4 it that is fine. But your Homeowners Association wants the Village to use its resources on  
5 behalf of the Olympia Fields East Homeowners Association to market this event. He  
6 stated that is the message that Mr. Collier is delivering to the Board. President Jones  
7 stated that is the impression that I have, and I think the Board has that impression as well.  
8 He doesn't believe that the Board will support it. He stated that you are asking the Board  
9 to allow Village resources to be used to support essentially what is your association's  
10 event. Mr. Collier stated that what President Jones stated is absolutely correct. President  
11 Jones stated that he doesn't see why the Board would have the taxpayers throughout the  
12 Village pay for the postage for your association's event. He stated that we can discuss  
13 this at the November 6<sup>th</sup> meeting with the Presidents of the Homeowners Associations  
14 towards next year. He thought that this was discussed with them before. He stated that if  
15 the Enhancement Organization doesn't want to do it, we don't have a Village wide  
16 structure to run it under.

17  
18 Mr. Gibson stated that President Jones has expressed over the years a desire for the  
19 Presidents of the Homeowners Associations to get together and form one, continuous  
20 organization. He stated that he, along with Mr. Collier and some other individuals have  
21 been working very hard on that. Seventeen Presidents of the Homeowners Associations  
22 attended the first meeting. They will be meeting with the Presidents of the Homeowners  
23 Associations on October 13<sup>th</sup>. They will have the By-laws of that organization at that  
24 time. He stated that Mr. Collier is attempting to bring about a fellowship for the Village,  
25 which he believes is a unifying effort and something that is needed in the Village. Mr.  
26 Gibson suggested that they forget about the fellowship for this year and they agendatize  
27 what they will do for next year, and they can get a fellowship for this Village together  
28 with all of the Presidents of that organization. He stated that it could be the Presidents  
29 Homeowners Associations Christmas Ball or something like that next year. He believes  
30 that the Village would be in accord with that.

31  
32 Mr. Collier stated that he understands what the Board is saying and why it is saying it.

33  
34 President Jones stated that he believes that the Village would support that effort. He  
35 stated that it isn't about the money. It isn't about the burden on the staff. He stated that  
36 it's just this principle is staring them in the face right now that is the problem. He stated  
37 that you are just one association. We can't put all of the Village's resources behind just  
38 one association. He suggested that at the meeting on October 13<sup>th</sup> that Mr. Collier find  
39 out if the other Homeowners Associations will co-host the party. That will give the Board  
40 more of a comfort level that they ought to have for spending the resources. President  
41 Jones stated that Mr. Collier could contact Administrator Mekarski if he has any news to  
42 report. The Board will be meeting again on October 25<sup>th</sup>.

43  
44 Mr. Collier stated that he understands what the Board is saying; it does look a little  
45 prejudice or bias. He thanked the Board for their time. President Jones closed  
46 Communications and Petitions at 8:17 P.M.

1 President Jones stated that Trustee Ormsby has to leave at 8:30 so he is going to go to  
2 Building for her report.

3  
4 **BUILDING:**

5  
6 **Report on the sale of property commonly known as “The Tolentine Subdivision,”**  
7 **the potential sale of the “Tolentine Monastery” and the Real Estate listing for the**  
8 **“Olympia Club Condominium Site”** – Trustee Ormsby stated that there is a  
9 Memorandum in the Board Packet. The Tolentine Subdivision that was going to be  
10 “Madison Homes” has been sold. It was transferred to the Bank of Country Side and St.  
11 James Hospital has bought it. The idea is that it will probably be used for expansion by  
12 the hospital. It will not be used for the “Madison Homes.” This will necessitate rezoning  
13 and a change in the PUD.

14  
15 Trustee Ormsby stated that the Archdiocese would like to sell the Monastery. They had a  
16 meeting with the realtor who is representing them. They are looking at a couple of  
17 different scenarios. One is a senior age restricted development. The only growth in any  
18 area is in senior housing. They are also looking at a low to moderate income type  
19 situation.

20  
21 Administrator Mekarski stated that there are six, retired clergy living in the Monastery.  
22 Trustee Ormsby stated that the cost and expense of holding onto the Monastery is too  
23 much for them. The Monastery is on the market.

24  
25 Trustee Ormsby stated that Olympia Club was sold to the Bank of Countryside. The  
26 realtor for the bank has inquired about the possibility of rezoning for an apartment  
27 complex with rental units. That would require a PUD Ordinance. Trustee Ormsby stated  
28 that the only thriving part of the market right now is rental, but that is not appealing to us.

29  
30 Administrator Mekarski stated that with regard to the Tolentine Monastery it might be a  
31 good idea for the Planning and Zoning Commission to meet to deliberate on future land  
32 use of the area. The underlying zoning is R-1 which permits 20,000 square foot lots. If  
33 the Village has a special area plan and adopts it as part of the Village’s Master Plan, it  
34 would provide further protection to the Village from a legal standpoint to protect the  
35 Village’s future intent for that area. The Planning and Zoning Commission could forward  
36 recommendations to the Board, and the Board could start looking at it to determine if it  
37 should be Retail, if it should be Service, should it be a Mixed Use Development, should it  
38 have Senior Housing, should it have Condominiums. He stated that the zoning should  
39 remain R-1.

40  
41 President Jones inquired of Administrator Mekarski if R-1 is all the protection that the  
42 Village needs. Administrator Mekarski stated that if the Master Plan reinforces that, yes.  
43 In the current housing climate, R-1, 20,000 square foot lots might be viewed by the  
44 Courts in a Court challenge as essentially unattainable, so you might need to look at the  
45 future land use perspective on that for alternative uses.

1 President Jones inquired of Administrator Mekarski what it would cost to get the planners  
2 to put together all these concepts. Administrator Mekarski stated that we can evaluate that  
3 with Teska Associates. The Village can look at applying for a DCEO Grant.

4  
5 Trustee Meyers-Martin inquired how that fits into the new statute about 10% of the land  
6 has to be used for low to moderate income housing. Administrator Mekarski stated that  
7 question was raised by President Jones as well. Administrator Mekarski has forwarded  
8 that question to the Village Attorney for his opinion on that statute.

9  
10 President Jones stated that the message that the Village has to deliver to any developer is  
11 that it is not interested in any type of housing. The Village does not make money on  
12 housing. The Village loses money on housing. It costs the Village more in services to  
13 serve and protect those homeowners than the Village makes in the tax revenue it derives  
14 from their construction. He stated that there are plenty of houses in the Village. He stated  
15 that if the condominium site stays vacant it is not costing the Village anything. The  
16 Village just has to make sure that it is maintained. President Jones is hoping that the  
17 hospital will buy the parcel. It is in their best interest to take the frontage since they  
18 bought everything on the back end of it.

19  
20 Trustee Meyers-Martin stated that as far as the Olympia Club Condominium site, she  
21 wished that the Village had a copy of the original PUD. She is aware that the PUD  
22 requires that some action had to be taken within two years. She inquired if the  
23 condominium site is part of the PUD for the housing too. She inquired if it was all one  
24 PUD. President Jones stated that Olympia Club is only a Condominium PUD. Trustee  
25 Meyers-Martin stated that the Village's Ordinance requires that action had to be taken on  
26 that within two years or it reverts back to its original zoning. President Jones stated that  
27 you are probably right that it is in there. Trustee Ormsby stated that she thought that she  
28 had asked Administrator Mekarski to check on that.

29  
30 Administrator Mekarski stated that he would have to check the Ordinance. There was  
31 some concern on his part, and on the part of the Board, on the Architectural Plan that was  
32 included in there. The Village Attorney indicated that this could be a good opportunity  
33 for the Village to unilaterally open up the PUD Agreement and make minor amendments.  
34 The PUD Agreement and the PUD Ordinance, the overlay zoning is very strong. It  
35 provides the Village legal protection for that to sit. The market will find it sooner or later  
36 because of the Metra Facility. He stated that if the Board wants to enhance the  
37 architectural style from the current plan, the Board can open the PUD Agreement  
38 unilaterally and hold the Public Hearing, and amend the PUD. He will work with Trustee  
39 Gibson and Trustee Ormsby to evaluate that and provide recommendations at a  
40 subsequent Board Meeting. Trustee Ormsby stated that she would like the original condo  
41 drawing and concept gone.

42  
43 President Jones suggested that Trustee Gibson and Trustee Ormsby work with  
44 Administrator Mekarski and bring it back to the Board. He stated that it would have to go  
45 before the Plan Commission as well. (Trustee Ormsby left at 8:30 P.M.)

46

1 **FINANCE:**

2  
3 **July 2010 Financial Statements – Corporate Fund** - Trustee Pennington stated that his  
4 report would cover the period of July 31, 2010. With respect to the Corporate Fund, the  
5 Village closed the month of July 2010 in a deficit status. The Village planned for a deficit  
6 for this period. The actual fund revenue was \$289,295.19 versus a budgeted amount of  
7 \$231,483.39. The actual expenses for the month of July amounted to \$428,538.57 versus  
8 a budgeted sum of \$404,338.18. The total fund revenue for July was a deficit  
9 \$139,243.38 actual, versus a budgeted sum of a deficit \$172,854.79. The Village realized  
10 increases in the following revenue line items: Sales Tax Revenue was up 6% for this  
11 period. Real Estate Tax Revenue in this particular period was up 100%. State Income Tax  
12 Revenue was up 48% for the month of July, \$59,937.24 actual, compared to \$31,250.00  
13 budgeted. The Village realized a 24% increase in the Towing/Impound Revenue Line  
14 Item. The actual realized revenue in this line item for July was \$22,000.00 against a  
15 budgeted amount of \$16,667.00. RedFlex Revenue was up 94.5% in July, which is  
16 fantastic, while Utility Tax Revenue was down 5.5%. Expenses during this period were  
17 consistent with the prior month with the exception of a 2% decrease in Attorney’s Fees. It  
18 was 26% in July compared to 28% in June. There was a 10% decrease in police overtime,  
19 36% in July compared to 46% in June. There was a 34% increase in police part-time  
20 expenses during July. The Village’s Fiscal Year to date actual plus encumbrance for the  
21 month of July 2010 is a deficit in the amount of \$409,858.42.

22  
23 **Water Fund** – Trustee Pennington stated that with respect to the Water Fund the Village  
24 closed the month of July in a deficit position as well. The total revenue deficit in this fund  
25 actual was a deficit \$3,244.50. The actual fund revenue in the account was \$85,981.48.  
26 The revenue budgeted sum was \$91,735.50, or 6% under Plan. The actual expenses were  
27 in the amount of \$89,225.98 compared to our budgeted amount of \$90,471.96. The  
28 Village was 1% under Plan in its actual incurred expenses. The Fiscal Year to date actual  
29 plus encumbrance for the month of July is a surplus in the amount of \$416,882.90.

30  
31 **Sewer Fund** – Trustee Pennington stated that with respect to the Sewer Fund, the Sewer  
32 Fund closed the month of July in a deficit status. The Village did budget for a deficit in  
33 this account for this period. The fund balance at the end of July was a deficit in the  
34 amount of \$865,445.03 against a Plan Deficit Budget of \$860,427.04 or 1% over Plan.  
35 The Village realized actual revenues in the amount of \$54,591.81 against a Plan Budget  
36 of \$60,875.75, a 10% difference between actual and budget. The realized expenses in this  
37 fund came under Budget by \$1,265.95, or 1%. The actual realized expenses in this fund  
38 were \$920,036.84 against a Plan Budget sum of \$921,302.79. The Fiscal Year to date  
39 actual plus encumbrance is a deficit in the amount of \$434,869.48.

40  
41 **Resolution #2010-07** – Trustee Pennington stated that the next item is Resolution #2010-  
42 07 – A Resolution Supporting Intergovernmental Cooperation to Further the  
43 Implementation of the 211<sup>th</sup> Street Metra Station Transit Oriented Development Plan.  
44 Trustee Pennington stated that this was brought to the Board’s attention at the last Board  
45 Meeting. The Board had agreed to place this on the agenda this evening. He stated that on  
46 May 19<sup>th</sup> of this year he, along with Trustee Meyers-Martin, Chairman Victor Blackwell

1 of the Planning and Zoning Commission, and Administrator Mekarski attended a meeting  
2 in Park Forest with members of the Park Forest and Matteson Planning Commissions and  
3 Trustee Boards for the sole purpose of discussing the 211<sup>th</sup> Street Metra Transit Oriented  
4 Development Plan. Trustee Pennington stated that subsequent to the May 19<sup>th</sup> meeting,  
5 there was another meeting that he and Administrator Mekarski attended regarding this  
6 Transit Oriented Development Plan. The idea came up at that meeting that we look at  
7 developing an Intergovernmental Agreement between the three Villages with respect to  
8 the Transit Oriented Development Plan.

9  
10 Trustee Pennington stated that the Chairman of that Steering Committee, Doug Price of  
11 Park Forest requested that all governing authorities consider adopting a Resolution  
12 surrounding an Intergovernmental Cooperation for further implementation of this Transit  
13 Oriented Development Plan.

14 **Motion by Trustee Oliver, second by Trustee Meyers-Martin to approve Resolution**  
15 **Number 2010-07 – A Resolution supporting Intergovernmental Cooperation to**  
16 **further the implementation of the 211<sup>th</sup> Street Metra Station Transit Oriented**  
17 **Development Plan, and further that nothing in that Resolution shall be construed as**  
18 **imposing any legal obligation on the Village of Olympia Fields to undertake any**  
19 **course of action except by subsequent vote of this Board.**

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

21  
22 **211<sup>th</sup> Street Metra Station** – Trustee Oliver inquired of Trustee Pennington if he could  
23 provide to the Board a rendering of the architectural drawings for what the 211<sup>th</sup> Street  
24 Metra Station will look like after construction is completed. Trustee Pennington stated  
25 that he will make that request at the Metra Board Meeting on October 15<sup>th</sup>. He will try to  
26 have that at the October 25<sup>th</sup> Board Meeting.

27  
28 **PLANNING:**

29  
30 Trustee Gibson stated that she did not have a formal report this evening.

31  
32 **PUBLIC WORKS: (CONTINUED)**

33  
34 **Motion by Trustee Oliver, second by Trustee Pennington that the recommendation**  
35 **for payment to Insituform Technologies USA, Inc. in the amount of \$71,933.40 for**  
36 **work completed in connection with the Sanitary Sewer Rehabilitation Cured-In-**  
37 **Place Pipelining and Lateral Cured-In-Place Pipelining Payment Request #4 in the**  
38 **ARRA Loan L 170052 be approved.**

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

40  
41 **Motion by Trustee Oliver, second by Trustee Pennington that the recommendation**  
42 **for payment to Kim Construction Company, Inc. in the amount of \$22,442.40 for**  
43 **the work completed in connection with the Sanitary Sewer Manhole Rehabilitation**  
44 **Project for various locations in the ARRA Loan L 170052 be approved.**

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

1 **Motion by Trustee Oliver, second by Trustee Pennington that the recommendation**  
2 **for payment to the Iroquois Paving Corporation in the amount of \$133,562.12 for**  
3 **work completed in connection with the 2010 MFT Street Program Section No. 11-**  
4 **00000-01-GM be approved.**

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

6  
7 **Motion by Trustee Oliver, second by Trustee Meyers-Martin that the**  
8 **recommendation for payment to Gaskill & Walton Construction Company in the**  
9 **amount of \$69,856.29 for the work completed in connection with the Graymoor Lift**  
10 **Station Improvements Project be approved.**

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

12  
13 **Bid Award for Snow Plowing and Salting for Fiscal Year 2010-2011** – Trustee Oliver  
14 stated that in the Board Packet there is a Cover Letter from Administrator Mekarski as  
15 well as Joe Alexa regarding the Bid Award for Snow Plowing and Salting for Fiscal Year  
16 2010-2011. Six bids were received. Four of the bids were timely. Mr. Alexa is  
17 recommending that the Board accept the bid from CMJ Construction in the amount of  
18 \$21,800.00 for the snow removal at the 203<sup>rd</sup> Street Metra Station and the 211<sup>th</sup> Street  
19 Metra Station as well as the bike path. That is contingent upon the dates of November  
20 15<sup>th</sup> through February 15<sup>th</sup>. CMJ Construction would provide snow removal and salting  
21 of the 203<sup>rd</sup> Street Metra Station, the bike path, and the Kiss and Ride section of the Park  
22 Forest side of the Metra Lot, because the 211<sup>th</sup> Street Metra Station will be closed during  
23 that time and there will be no need for snow removal at that location. After February 15<sup>th</sup>  
24 if there is a snowfall, CMJ Construction will provide snow removal and salting at the  
25 211<sup>th</sup> Street Metra Station.

26 **Motion by Trustee Meyers-Martin, second by Trustee Gibson to award bid for the**  
27 **203<sup>rd</sup> Street Parking Lot/211<sup>th</sup> Street Metra Parking Lot/203<sup>rd</sup> Street Bike Path –**  
28 **Plowing and Salting Operations for the 2010/2011 Season to CMJ Construction as**  
29 **the lowest responsible bidder, for a total contractual price of \$21,800.00 and**  
30 **authorize the Village President to execute contractual agreements thereof. And that**  
31 **further, in the event the 211<sup>th</sup> Street Commuter Lot construction schedule is**  
32 **modified from the proposed schedule of November 15, 2010 through February 15,**  
33 **2011, whereby snow plowing and salting operations may be required, the Village**  
34 **Board authorizes the Public Works Department to process a Change Order**  
35 **consistent with unit costs provided by CMJ: To the effect of Plowing and Shoveling**  
36 **at \$300.00 per event, Salting at \$200.00 per event; or an hourly rate of: Plowing**  
37 **\$90.00 per hour and, shoveling and salting at \$25.00 per hour.**

38  
39 Trustee Meyers-Martin inquired of Trustee Oliver if we were to have an overnight snow,  
40 did they give any assurances that they will be able to come out in a timely way to have  
41 that ready for the morning rush since the company is located in New Lenox? Their  
42 business is in New Lenox, Joliet and Orland. Trustee Oliver stated that part of the bid; the  
43 understanding is that someone would monitor the snowfall for our parking lots.  
44 Regardless of where they live, or wherever the business is, they will be attending to the  
45 Village's lots, which is the agreement. They did give that assurance to Mr. Alexa. Mr.  
46 Alexa went out to look at their company to find out whether or not they actually have the



1 equipment to handle the snowfalls and the Village's parking lots. Mr. Alexa followed up  
2 with some of the references that they provided to the Village.

3  
4 Administrator Mekarski stated that the multiple references checked out with zero  
5 tolerances as we have in our bid specification. Mr. Alexa assured him from the due  
6 diligence that he did, examining the equipment, interviewing the operators, and checking  
7 the references that this was the lowest and best bid.

8  
9 Trustee Meyers-Martin inquired of Trustee Oliver if all four of those companies knew  
10 about the fact that after November 15<sup>th</sup> they may not have to plow the 211<sup>th</sup> Street Metra  
11 Station. She inquired if it was all incorporated into their bids. Trustee Oliver stated that  
12 the companies were aware of the fact that the 211<sup>th</sup> Street Metra Station would be closed  
13 for a period of time.

14  
15 Trustee Meyers-Martin inquired what a "Skid Steer" is. Administrator Mekarski stated  
16 that it is a small, front-end loader, a little Bob Cat. Trustee Meyers-Martin inquired if this  
17 company has the specific equipment that is needed to clear the bike path. Administrator  
18 Mekarski stated that is what the Bob Cat does.

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

20  
21 **HUMAN RESOURCES:**

22  
23 **Human Resource Committee** – Trustee Nale stated that the Human Resource  
24 Committee met on September 30, 2010. The insertion of the Governmental Goals into the  
25 Residential Handbook was discussed, as well as the formation of a generic Performance  
26 Review Form to be used as an ongoing evaluation of employees. Also introduced was a  
27 Health Care Initiative for employees that would begin with a Stop Smoking or Exercise  
28 Program. Trustee Nale has contacted Dr. Hussein who runs a Smoking Clinic and Tina  
29 Musselman a Registered Dietitian with St. James Hospital. She stated that we all  
30 acknowledge that the program will be beneficial to all of the employees. With the aid of  
31 Trustee Pennington, Trustee Nale contacted Lynn Correro at Metra. She verbally  
32 approved the Holiday Banner to be placed on the south wall of the tunnel at the 203<sup>rd</sup>  
33 Street Station during the choral concert.

34  
35 **Executive Safety Committee** – Trustee Nale Stated that the Executive Safety Committee  
36 met on October 7<sup>th</sup>. Cindy Saenz has ordered the Fargo Identification System. A policy  
37 will be developed which will require the wearing of the ID Badges in certain  
38 departmental areas. Chief Chudwin recommended that the ID System be kept locked for  
39 security reasons. Trustee Nale stated that Chief Chudwin stated that the Disaster Plan will  
40 be completed by December. The pagers that were not working during the recent mock  
41 disaster are now in good working order. The Chief stated that the Department Heads will  
42 be attending a program for Tornado Procedures in March of 2011. Trustee Nale stated  
43 that Joe Alexa will require his staff to wear safety shoes at all times. He will include in  
44 next year's Budget the purchase of uniforms and safety shoes. A Snow Plow Operator  
45 Safety Plan will be presented by IRMA on November 10<sup>th</sup> to the Public Works Staff.

1 Trustee Nale stated that there was a discussion concerning the safety of collecting money  
2 from the Metra Stations, as well as the time it takes the staff to do the work of unfolding  
3 the bills and counting the money while trying to attend to the telephones and public  
4 inquiries. There is an issue of time involved with the Ordinance Officer. It raised the  
5 question of the necessity to find an answer to that solution.  
6

7 Administrator Mekarski stated that he has discussed this with Trustee Pennington at the  
8 previous meeting and in previous conversations. Trustee Pennington has agreed that prior  
9 to, or after the budgetary process they will look at the overall Capital Improvement  
10 Strategy for the 203<sup>rd</sup> Street Lot, and we would look at the rate to see if we have adequate  
11 funds to do the kind of capital improvements that are necessary 10 to 15 years out, and  
12 see if there is an opportunity to modify the rate increase from \$1.25 to \$1.50 which would  
13 pay for debt service for the monetary machines. Administrator Mekarski will speak with  
14 Trustee Pennington, Cindy Saenz, President Jones and possibly Don Theobald to get  
15 involved in that small study. Trustee Nale stated that she appreciates that.  
16

17 Trustee Nale stated that an IRMA representative will be at the Village on November 16<sup>th</sup>.  
18 He will be monitoring the Village's Safety Regulations. Trustee Nale plans on attending  
19 that session with him.  
20

21 **PUBLIC SAFETY:**  
22

23 **Squad Car Computers** – Trustee Meyers-Martin stated that she received word from  
24 Chief Chudwin that the Village will be receiving seven, mobile car computer units,  
25 including the docking stations. The units cost \$5,000.00 each. This will be provided  
26 through the Grant expenditure through the Department of Justice in Washington, D.C.  
27

28 **Radios** – Trustee Meyers-Martin stated that the Village of Olympia Fields along with the  
29 other police departments in the SouthCom Dispatch area will be receiving radios. The  
30 Village of Olympia Fields will be receiving 30 radios from Cook County. The cost is  
31 being covered through Cook County.  
32

33 **Grant Money through COPS** - Trustee Meyers-Martin stated that the Village was not  
34 awarded any Grant monies from the Department of Justice Cops CPD Program even  
35 though it had applied for it. None of the Municipalities received any money. It went to  
36 institutions.  
37

38 **Public Safety Committee** – Trustee Meyers-Martin stated that the Public Safety  
39 Committee will be meeting on October 12<sup>th</sup> at the Village Hall.  
40

41 Trustee Oliver inquired as to what kind of radios the Village was receiving.  
42 Administrator Mekarski stated that they are 800 megahertz multiband interoperable  
43 radios. President Jones stated that they are handheld radios.  
44

45 President Jones stated that in the weeks to come, Trustee Meyers-Martin will be able to  
46 update the Board on how an additional \$500,000.00 in SouthCom funds will be

1 distributed among the four communities. The Village's position is that it should receive  
2 one-fourth of those funds, due to the fact the Village paid for one-fourth of the expense of  
3 procuring those funds. There is a meeting on October 28<sup>th</sup> regarding that matter. Chief  
4 Chudwin and Administrator Mekarski are on the SouthCom Board.

5  
6 Trustee Nale thanked Trustee Pennington for putting her in touch with Metra to authorize  
7 the verbal agreement to put the banner up.

8  
9 **REPORT OF VILLAGE ADMINISTRATOR: (CONTINUED)**

10  
11 **Ordinance #2010-16 – An Ordinance Amending Chapter 21, Article 11, “Water**  
12 **System,” Sections 21-21 and 21-26, of the Olympia Fields Village Code (First**  
13 **Reading) -** President Jones stated that the reason this is for the Board's consideration is  
14 because there is a meeting tomorrow with the Olympia Fields Country Club. They are  
15 going to discuss with them hard numbers about this project of putting this water line  
16 across their property. He stated that it is of great benefit to the Village. We have  
17 financially modeled what it will cost them to come on and be a part of our system. There  
18 is a Memo in the Board Packet regarding this matter.

19  
20 President Jones stated that the Village has to start to build up some additional reserves  
21 and deal with structural issues that the Village will have to face in the water system in  
22 some of the older neighborhoods in the years to come. The Ordinance proposes  
23 establishing a three-tier rate system. The residential rate is unaffected by this Ordinance.  
24 This Ordinance establishes an institutional rate and a commercial rate. The institutional  
25 rate and the commercial rate is one and a half times the residential rate. There are a  
26 number of institutions in the Village that do not compensate the Village for the services  
27 that they receive. The hospital is one of them. The hospital puts a lot of pressure on the  
28 Village's water system. It is in the best interest of the Village and the residents, to have  
29 institutions and commercial properties pay a somewhat higher rate. President Jones stated  
30 that this may not come back before the Board for Second Reading if the deal with the  
31 Country Club does not go through. If the deal does not go forward with the Country Club,  
32 the Village may have Mr. Theobald look at this and come up with a more graduated  
33 increase. He wants to find out from the Board if they are interested in supporting the  
34 concept.

35 **Motion by Trustee Pennington, second by Trustee Oliver to approve on First**  
36 **Reading Ordinance #2010-16 – An Ordinance Amending Chapter 21, Article 11,**  
37 **“Water System,” Sections 21-21 and 21-26, of the Olympia Fields Village Code.**

38  
39 Trustee Oliver stated that on Page 2 of the Ordinance there is a reference to a Study. He  
40 inquired if there is a Study that the Board could review. Administrator Mekarski stated  
41 that it is comprised of what is in the Board Packet regarding water rate structures across  
42 multiple communities as submitted by the Illinois Department of Natural Resources.  
43 There are 21 communities that impose rate differentials for varying users. The second  
44 part of the study is the financial analysis that was conducted. Mr. Theobald looked at  
45 what the Village's capture of revenue would be if these rates were adjusted, as well as  
46 what the shared costs would be for the country club project. Under the 1.5 formula

1 utilizing consumption rates from previous years, the Village would receive an additional  
2 \$95,122.00 from the Village's institutional users which are the schools, and the hospital.  
3 For all commercial combined, the Village would receive an additional \$41,301.00 using  
4 the 1.5 formula.

5  
6 Trustee Oliver stated that he was wondering within the Village, who would specifically  
7 be affected by this increase. Administrator Mekarski stated every commercial facility as  
8 defined under the Ordinance on Page 3, which is personal service, retail, private clubs,  
9 theaters, banks, financial institutions, manufacturing and industrial establishments, public  
10 and community service uses, etcetera. He stated that the institutional users are schools,  
11 religious institutions, medical centers, hospitals, and assisted living complexes. President  
12 Jones stated that currently they pay the residential water rate.

13  
14 Trustee Nale inquired if group homes were residential. Administrator Mekarski stated  
15 that group homes are residential. He stated that these definitions are taken from other  
16 places in our Code.

17  
18 Trustee Nale inquired if the water rate will be \$7.03 in Fiscal Year 2012. President Jones  
19 stated yes. These are driven by pass-through costs. They are not rate increases by the  
20 Village. Administrator Mekarski stated that the schedule of the escalation of the  
21 residential scale is not an amendment of the current Ordinance. It is established by  
22 current Ordinance. The only thing that is being modified is the commercial rate and the  
23 institutional rate which is 1.5 times this rate.

24  
25 Trustee Gibson inquired if there was a possibility that the country club would not be in  
26 accord with this. President Jones stated that we won't know that until the meeting  
27 tomorrow. The country club has not seen the numbers yet. It is a tremendous benefit to  
28 the country club to do this in many ways. They need to do it. The question is whether or  
29 not they can afford to do it.

30  
31 Trustee Gibson stated that she thought that there was a person in the Village that does not  
32 have city water on Western Avenue. President Jones stated that you would have to check  
33 with Mr. McDonnell on that.

34  
35 Administrator Mekarski stated that whatever the country club does, this is good, fiscal  
36 planning. The water structures in the old Village are approaching its life expectancy. A  
37 water main typically lasts 80 to 100 years. Many of the homes in the old Village have  
38 been there since the Village's incorporation 80 years ago. The Village will be looking at a  
39 Capital Improvement Strategy to go street by street replacing water mains, and then  
40 probably replacing streets over a 10 to 15 year period. The Village needs to build its  
41 financial resources in the water department.

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

43  
44 **SBA Grant for the Campaign to Fight Retail Red Lining** – Administrator Mekarski  
45 stated that this is our expected Phase 2 of the SBA Grant for the Campaign to fight Retail  
46 Red Lining that the Village is participating in with three other communities of the

1 SouthCom Consortium. This authorizes President Jones to execute the Grant Award  
2 Documents.

3 **Motion by Trustee Oliver, second by Trustee Gibson to authorize the Village**  
4 **President to execute Grant Award Documents received on 9-3-10 confirming**  
5 **agreement with the provisions of SBA Grant Number SBA HQ-10-1-0289.**

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

7  
8 Administrator Mekarski stated that he will be taking two vacation days on October 13<sup>th</sup>  
9 and 14<sup>th</sup>. On October 15<sup>th</sup> he will be attending the ICMA conference in San Jose. He will  
10 be back in the office the afternoon of October 20<sup>th</sup>. The conference is for his ICMA  
11 Continuing Education Courses. He can get credits towards his AICP License as well. He  
12 can be reached by phone or e-mail.

13  
14 **REPORT OF VILLAGE PRESIDENT:**

15  
16 President Jones stated that he did not have a report this evening. He will be out of town  
17 beginning October 14<sup>th</sup>. He can be reached by phone and by e-mail.

18  
19 **UNFINISHED BUSINESS:**

20  
21 **Confirming Attendance to Outside Events** – Trustee Gibson stated that she wanted to  
22 remind the Board about confirming their attendance to outside events and then not  
23 attending. That leaves space that could accommodate other Village committee members,  
24 residents or commission members. She stated that if you are not going to honor your  
25 confirmed attendance, please let the Village know early enough so that someone else  
26 would be able to attend the event and fill the seats that the Village paid for.

27  
28 **NEW BUSINESS:**

29  
30 **Use of the Conference Center** – Trustee Gibson stated that she has not worked with the  
31 staff in making plans for the use of the Conference Center. The original plan was that the  
32 Conference Center would be used for the Homeowners Associations, the Enhancement  
33 Organization, and the Library Board. Trustee Gibson would like to request that the MOF  
34 Baseball Association use the Conference Center on October 15<sup>th</sup> from 7:30 P.M. to 8:30  
35 P.M. for their meeting. They would like to use the Board Room in the Conference Center.

36  
37 President Jones stated that there is a procedure for that. Cindy keeps a book on the  
38 schedule when the Conference Center is being used. All you have to do is check with her  
39 to see if it is available for when you want it.

40  
41 Trustee Oliver stated that perhaps he should have found out whether or not the  
42 Conference Center is getting the type of use that they had originally envisioned regarding  
43 the Homeowners Associations using it. President Jones stated that they have all kinds of  
44 users. A doctor that lives in the Village rented the space for a seminar that she wanted to  
45 put on. Trustee Gibson stated that you have to get your reservation in early for Saturday  
46 mornings.

1 President Jones stated that he thinks the Board ought to consider whether or not MOF  
2 could have access to the office area at the Conference Center to use the office equipment  
3 to run part of their operation. He stated that MOF is part of our community. Trustee  
4 Gibson thinks it is a good idea.

5  
6 Trustee Oliver stated that MOF has a working relationship with the Park District. They  
7 allow MOF to use their facilities for two hours on a monthly basis. This month there are  
8 no accommodations available for the MOF Meeting at the Park District. President Jones  
9 stated that the meeting space is a separate issue. You just have to check with Cindy to  
10 find out if the Conference Center is available for when you want it. President Jones  
11 suggested that Trustee Oliver speak with Cindy Saenz about the MOF using the office  
12 equipment at the Conference Center. Cindy Saenz could then make a recommendation to  
13 the Board. The Board would then decide if it wants to authorize that or not.

14  
15 President Jones stated that since Trustee Oliver will be attending that meeting, the Board  
16 would have no objection that if for some reason the Conference Center is not available on  
17 the 15<sup>th</sup>, that the MOF Meeting could be held in the Board Room at Village Hall. Trustee  
18 Oliver thanked President Jones.

19  
20 **RESIGNATIONS AND APPOINTMENTS:**

21  
22 **Appointment to the Educational Commission – Doris Williams Langon, Ph.D. –**

23 President Jones stated that it is his honor to recommend for the Board’s consideration the  
24 appointment of Doris Williams Langon.

25 **Motion by Trustee Oliver, second by Trustee Meyers-Martin to place the candidacy**  
26 **of Dr. Doris Williams Langon in nomination for appointment to the Olympia Fields**  
27 **Educational Commission for a term commencing on October 12, 2010 for the**  
28 **remainder of the two year term expiring on September 1, 2012.**

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

30  
31 **ADJOURNMENT:**

32  
33 **Motion by Trustee Meyers-Martin, second by Trustee Gibson to adjourn at 9:25**  
34 **P.M.**

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

36  
37 **Respectfully submitted by Faith Stine.**