

1 **MINUTES OF THE VILLAGE OF OLYMPIA FIELDS**
2 **REGULAR MEETING OF THE BOARD OF TRUSTEES**
3 **Held on October 22, 2012**

4
5 The Regular Meeting of the Board of Trustees was held on Monday, October 22, 2012, at
6 the Linzey D. Jones Municipal Building and was called to order by Village President
7 Debra Meyers-Martin at 7:00 P.M. The assembly recited the Pledge of Allegiance.
8 Administrator Mekarski/Village Clerk called the roll.

9
10 Present: Trustees – Gibson, Ormsby, Oliver, Pennington, Nale and Waite
11 Village President Debra Meyers-Martin
12 Village Administrator/Village Clerk, David Mekarski

13
14 Absent: None.

15
16 **MINUTES:**

17
18 **Motion by Trustee Waite, second by Trustee Gibson to suspend with the reading of**
19 **the Minutes of September 24th, 2012, and October 1st, 2012.**

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

21
22 **Motion by Trustee Oliver, second by Trustee Gibson to approve the Minutes of**
23 **September 24th, 2012, as amended.**

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

25
26 **Motion by Trustee Oliver, second by Trustee Nale to approve the Minutes of**
27 **October 1st, 2012, as amended.**

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

29
30 **BILLS FOR APPROVAL:**

31
32 Village President Meyers-Martin stated that she has Bills for Approval in the amount of
33 \$64,605.12. She stated that there is a Cover Memo in the Board Packet designating the
34 more significant bills.

35 **Motion by Trustee Pennington, second by Trustee Oliver to approve the payment of**
36 **Bills for October 22nd, 2012, in the total amount of \$64,605.12.**

37
38 Trustee Ormsby stated that she had asked a few months ago to have an accounting of
39 open projects in regard to Robinson Engineering. She would still like to have that.
40 Previously the Board had asked Baxter & Woodman to provide the Board with Quarterly
41 Reports of what was open, and what the Village had spent, and where we were going.
42 She would like Robinson Engineering to provide the Board with the same type of report.
43 Trustee Ormsby stated that there is always money going out to Robinson Engineering.
44 She believes that it is important to have an accounting of that.
45

1 Village President Meyers-Martin stated absolutely. She inquired of Trustee Ormsby if she
2 wanted a Quarterly Report. Trustee Ormsby stated whatever Trustee Pennington believes
3 is reasonable.

4
5 Trustee Pennington stated that a Quarterly Report would be helpful. He believes that it is
6 something that we should have in place. He stated that the Board did it with Baxter &
7 Woodman and he sees no reason why it should not be done with Robinson Engineering
8 since they are getting the lion's share of the Village's Projects. Trustee Ormsby stated
9 that she would really appreciate it.

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

11
12 **COMMUNICATIONS AND PETITIONS:**

13
14 Village President Meyers-Martin opened up Communications and Petitions at 7:10 P.M.

15
16 There were members of the public that were present, but no one wished to address the
17 Board. Village President Meyers-Martin closed Communications and Petitions at 7:10
18 P.M.

19
20 **FINANCE:**

21
22 **August 2012 Financial Statements – Corporate Fund** - Trustee Pennington stated that
23 he will be reporting tonight on the Village's financial position ending August 31st, 2012,
24 and September 30th, 2012. The financial summary details Periods 4 and 5 of the Village's
25 2012/2013 Budget. He stated that with respect to the Corporate Fund for August,
26 although actual revenue for the month of August was unfavorable to Budget by 10%, and
27 the Village's actual expense was unfavorable to Budget Projections by 4%, we closed the
28 month of August in surplus status. The Village realized actual fund revenue of
29 \$710,818.10. The Village's Plan Revenue Budget for August was \$786,697.92. In
30 reviewing the Village's core revenue generators: Sales Tax Revenue was unfavorable to
31 Budget Plan by 4%. The Village's August Budget Figure for Sales Tax was \$52,083.34.
32 The Village's actual realized amount was \$48,909.93. State Income Tax Revenue was
33 favorable to Budget Projections by 19%. The Village's Plan Budget Figure in this line
34 item was \$31,666.67. The Village's actual realized revenue was \$62,675.38. Real Estate
35 Tax Revenue in August was unfavorable to Budget Plan by \$116,005.80, or 22% of Plan.
36 Our August Budget figure was \$526,947.00. We realized \$410,941.20 in actual revenue.
37 Utility Tax Revenue was favorable to August Budget Projections by 2%. Our Budget for
38 this line item was set at \$33,333.34. The Village realized \$34,049.11 in revenue. Towing
39 and Impound Revenue remained unfavorable to Budget Plan by 38%. The Village's
40 Revenue Budget for this line item was \$25,833.34. The Village's realized Towing and
41 Impound Revenue for August was \$16,000.00. Revenue from the Village's RedFlex
42 Operation was favorable to Plan by 35%. We realized \$20,545.80 in actual revenue as
43 compared to the Budget Figure of \$13,333.34. Wireless Revenue remained unchanged
44 from the last month. Corporate Fund Expense actual was unfavorable to Budget
45 Projections by \$20,478.07, or 4% of Plan. The Village's Plan Expense Budget for August
46 was set at \$526,868.17. The Village's actual incurred expense in this fund was

1 \$547,346.24. Trustee Pennington stated when comparing total revenue actual with total
2 expense actual, the Village realized a total fund surplus of \$163,471.86 or 23% actual
3 revenue to actual expense. The Village's Fiscal Year to date actual plus encumbrance in
4 the Corporate Fund ending August 31st, 2012, is a surplus, \$398,395.40.

5
6 **Water Fund** – Trustee Pennington stated that with respect to the Water Fund, although
7 the Village planned for a deficit in the Water Fund we closed August at surplus status.
8 Our actual revenue for August was favorable to Budget Projections by \$32,070.25, or
9 18% of Plan. August Projected Revenue Budget in this fund was set at \$145,513.75. The
10 Village realized actual water revenue of \$177,584.00. Expenses in the Water Fund were
11 favorable to Budget Projections by \$31,171.19, or 16% of Plan. The Village's Expense
12 Budget Projection was \$193,289.00. The Village's actual expense was \$162,117.81.
13 Trustee Pennington stated that when comparing the actual total fund revenue with the
14 actual total fund expense, the Village closed the month of August in surplus status in the
15 amount of \$15,466.19. The Fiscal Year to date actual plus encumbrance in the Water
16 Fund is a surplus \$103,599.34.

17
18 **Sewer Fund** – Trustee Pennington stated that with respect to the Sewer Fund, we closed
19 the month of August in surplus status. The Village's Revenue Budget in the Sewer Fund
20 was projected at \$83,640.09, with projected expenses of \$109,221.91. This resulted in a
21 Projected Total Fund Deficit of \$25,581.82, or 23% of Plan. The Village's actual realized
22 revenue was favorable to Budget Projections by 12%. The Village's actual realized
23 revenue in the Sewer Fund for August was \$94,996.69 as compared to the Budget Figure
24 of \$83,640.09. Actual expenses were favorable to Budget Plan by 15%. Actual Fund
25 expense incurred was \$92,413.45 as compared to the Budget sum of \$109,221.91.
26 Trustee Pennington stated that when comparing actual total revenue with actual total
27 expense incurred, we closed the month of August in surplus status of \$2,583.24. The
28 Fiscal Year to date actual plus encumbrance in the Sewer Fund for the month of August
29 still remains in deficit status at \$135,191.08.

30
31 **September 2012 Financial Statements – Corporate Fund** – Trustee Pennington stated
32 that for the sake of time he will give the overall figures and not go into specific detail.
33 The Trustees can look at the Financial Summaries. He stated that they are not that much
34 different from what August was. Trustee Pennington stated that with regard to the
35 Corporate Fund, we planned for and closed the month of September in deficit status. The
36 Village's Revenue Budget Projection for September was \$232,800.82. The Village's
37 Expense Budget Projection was \$405,885.99, or 43% Budget Revenue to Budget
38 Expense. The Village's actual revenue for September was favorable to Budget by 27%;
39 \$232,800.82 Budget versus \$320,110.95. Actual expenses for September were favorable
40 to Budget Plan by 10%; \$405,885.99 planned as compared to \$364,493.97 actual. This
41 resulted in a total fund deficit for the month of September in the Corporate Fund in the
42 amount of \$44,383.02. The Fiscal Year to date actual plus encumbrance for September in
43 the Corporate Fund is a surplus of \$354,012.38.

44
45 **Water Fund** – Trustee Pennington stated that we closed the month of September in
46 surplus status in the Water Fund. The Village's actual revenue in this fund was

1 unfavorable to Revenue Budget Projections. September's Revenue Budget Projection was
2 \$134,758.75. The Village realized actual revenue in the amount of \$126,919.59, a
3 difference of \$7,839.16, or 6% of Plan. Actual expenses in this fund were favorable to
4 Budget Plan by \$15,181.74, or 13% of Plan. The Village projected \$118,496.33 in
5 expenses and realized actual expenses in the amount of \$103,314.59. Trustee Pennington
6 stated that when comparing total fund revenue to actual total fund expenses, the Village
7 realized a total fund surplus for the month of September in the Water Fund in the amount
8 of \$23,605.00. The Fiscal Year to date actual plus encumbrance is a surplus of
9 \$127,204.34.

10
11 **Sewer Fund** – Trustee Pennington stated that we closed the month of September in
12 surplus status in the Sewer Fund. The Village's Revenue Budget in the Sewer Fund was
13 projected at \$83,640.09, with projected expenses of \$72,915.50. This resulted in a
14 projected total fund surplus of \$10,724.58, or 13% of Plan. The Village's actual realized
15 revenue was unfavorable to Budget Projections by 5%. The Village's actual realized
16 revenue in the Sewer Fund for September was \$79,288.19 as compared to the Budget
17 Figure of \$83,640.08. Actual expenses were unfavorable to Budget Plan by 2%. Actual
18 fund expense incurred was \$74,690.03 as compared to the Budget amount of \$72,915.50.
19 Trustee Pennington stated that when comparing actual total revenue with total expense
20 incurred, we closed the month of September in surplus status in the Sewer Fund of
21 \$4,598.16. The Fiscal Year to date actual plus encumbrance in the Sewer Fund for the
22 month of September is a deficit of \$130,592.92. This is a modest 3% improvement over
23 the August figures.

24
25 Trustee Ormsby stated that in the Water Fund it shows a deficit under "Country Club
26 Water" of \$7,128.00 in August, and \$7,428.00 in September. Trustee Ormsby inquired of
27 Trustee Pennington whether or not that is just not catching up yet.

28
29 Village President Meyers-Martin stated that we had discussed whether or not the Country
30 Club was actually using as much water as we had thought was projected. She stated that
31 we are looking for some numbers from that.

32
33 Trustee Pennington stated to Trustee Ormsby that he would have to get back to her on
34 this. He stated that it looks as though there is a discrepancy here. He isn't certain what
35 that discrepancy is. Trustee Pennington stated that he will find out and advise Trustee
36 Ormsby. Trustee Ormsby stated that we might have to project down of what the water
37 usage is. Administrator Mekarski stated that Don Theobald is analyzing that at the
38 Board's request. He stated that when you look at the 12-month spread it looks like we
39 have more than adequate money than what is projected. He stated that what has to be
40 factored in is the change in the water consumption due to the change in season and
41 activity. The Country Club initiated about two-years ago, complete closure of the club for
42 about two-months. They are pulling internal records and looking at patterns of water
43 usage to see if we are going to be on target. Trustee Waite stated that the projected
44 amount of water that the club uses on an annual basis is 12 million gallons of water. The
45 club is closed in January, February, and half of March. It will be minimal during that
46 period. Trustee Waite stated that a couple of meetings ago, he had asked if we could get

1 an accounting of the amount of water that the club was using to see how it tracks with
2 what we based our decision on and that was 12 million gallons. He stated that was the
3 best estimate at the time.

4
5 Village President Meyers-Martin stated that you are looking at August and September
6 which is the middle of the drought too. Trustee Waite stated that the Country Club has no
7 impact on that because they use well water for irrigation. Trustee Pennington advised
8 Trustee Ormsby that he would get her an answer. Trustee Ormsby thanked Trustee
9 Pennington.

10
11 Trustee Oliver stated that for the past six-months the Wireless Fund has been averaging
12 in the neighborhood of \$2,600.00 per month. He stated that in September it was like
13 \$60,000.00. Trustee Oliver inquired of Trustee Pennington whether or not he knew why
14 there was such a spike.

15
16 Trustee Pennington stated that he doesn't know why there was a spike. He presumes it
17 had to do with the one antenna that was not working properly being fixed. Mr.
18 McDonnell stated that he doesn't know the reason for the spike. He stated that we have
19 had antennas down and they have been working on them and replacing equipment. He
20 stated that to his knowledge their down time has been pretty minimal. Trustee Pennington
21 stated that he will have to look into that because he is not certain what initiated that spike.
22 He stated that the spike is to the Village's favor. Trustee Oliver stated that he understands
23 that but he was wondering whether or not the Village lost money as well. Trustee
24 Pennington stated that he will get an answer and get that out to the Board.

25
26 Administrator Mekarski stated that Trustee Pennington may want to also look into how
27 the revenues may decrease. He stated that it is our understanding that Nextel and Sprint
28 were running separate revenue tracks. They have consolidated. They are now working on
29 consolidating the towers. They may drop one of the towers from a separate revenue
30 stream. Trustee Pennington stated that he will look into that too.

31
32 **Treasurer's Report of Cash Balances for August and September 2012** – Trustee
33 Pennington stated that in the Board Packet is the Treasurer's Report of Cash Balances for
34 the month of August and September 2012. The Village's cash balance for August
35 including all funds net is \$4,963,070.30. The Village's cash balance for the month of
36 September is \$4,988,243.83, a 1% increase. He stated that we got a little bit of interest.
37 Trustee Pennington stated that our bank accounts are strong as evidenced by the reports
38 of August and September.

39
40 **BUILDING:**

41
42 **Emerald Ash Borer Trees Update** – Trustee Ormsby stated that the first item is an
43 update on the Emerald Ash Borer. Trustee Ormsby met with Trustee Gibson, Joe Alexa
44 from Public Works, John McDonnell the Building Commissioner, and Karl Person the
45 Village's Arborist to discuss the remaining trees that have not been removed this year.
46 There are a number of Oak Trees and a number of Ash Trees that are 100% dead. They

1 have been marked. They should come down. Trustee Ormsby stated that we no longer
2 have any money left in our Budget to do this. The estimate to take them all down is
3 between \$15,000.00 and \$20,000.00. The question to the Arborist was how dangerous are
4 they. She stated that if we have a difficult winter with a lot of ice that would pose a
5 danger. She stated that they are just dangerous. Public Works is actively removing the
6 trees that they are capable of taking down. The trees that are troublesome for Public
7 Works are the 20-foot, 30-foot trees that are 100% dead. There are a number of those
8 throughout the Village. Country Club Drive has a few of them.

9
10 Trustee Ormsby stated that they discussed treating the Ash Trees. The Arborist stated that
11 it is not beneficial to treat the Ash Trees. There is a heartier species but they also show
12 signs of the Borer. She stated that 100% of our trees are going to get the Borer. She stated
13 that Unencumbered Funds are precious and she is not excited to dig into that. She is
14 bringing the information to the Board for discussion. Trustee Ormsby stated that there is
15 no way to know if a tree will fall or not, or whether or not a tree will make it through the
16 winter.

17
18 Trustee Waite stated that there was an article in the paper that he thought pertained to
19 Matteson. They felt that they had to take down 1,000 trees immediately that were
20 dangerous, but there was another 9,000 trees that had to come down and none of it was in
21 any of their Budgets.

22
23 Trustee Ormsby stated that she did not see the article. She stated that we knew a long
24 time ago that this was coming. It was impossible to budget for it. The Village has spent
25 \$30,000.00 this year. She stated that we have exhausted our Budget. Mr. Alexa will
26 continue to take down more trees out of his precious time and material out of his Budget.
27 The large trees need to come down. She stated that we don't have any more money. She
28 stated that we will definitely have to budget for it come spring.

29
30 Trustee Waite inquired of Trustee Ormsby whether or not these were just trees on the
31 Village's property. Trustee Ormsby stated that the trees are on the Village's property. She
32 stated that with the trees that are on private property there would be a lot more.

33
34 Village President Meyers-Martin stated that in the Metra Parking Lot there are relatively
35 new plantings there and several of those trees are marked to come down. She inquired of
36 Trustee Ormsby whether or not those trees are low priority. Trustee Ormsby stated that
37 they are low priority and Mr. Alexa can take those trees down. Village President Meyers-
38 Martin inquired of Trustee Ormsby whether or not there was discussion about replacing
39 those trees since they are located in one of the Village's showplaces at the Metra Parking
40 Lot. Trustee Ormsby stated that there has been discussion about replacing those trees.
41 Village President Meyers-Martin stated that she knows that in some cases forestry takes
42 over and that is not a bad thing to lose some of the trees. Trustee Ormsby stated that
43 mostly in the Village it is a good thing that some of these are coming down. She stated
44 that we just don't have the money to get them down. There are a lot of different species
45 of trees on almost every property. She stated that if an aged Ash Tree comes down it
46 almost helps your yard because it is good forestry.

1 Trustee Ormsby stated that it is a burden of every homeowner and every Village. She
2 stated that every Village faces it. It is just a discussion of what you want to do and how
3 you want to pay for it.

4
5 Village President Meyers-Martin stated that Wysteria was hard hit with their Ash Trees.
6 Trustee Gibson stated that in our small area we have over 99-trees. That is how many
7 were marked and there might be more. She stated that we have started to take them down.
8 She stated that many of them are on private property.

9
10 Trustee Gibson stated that her concern is the liability issue for the Village. She would not
11 like the Village to become liable for a huge tree that we don't take down, especially when
12 the estimate to take the trees most severe down is between \$15,000.00 and \$20,000.00
13 and we already spent \$30,000.00. She stated that everyone around us is having the same
14 problem. She doesn't know what the Village is going to do with regard to private yards
15 where the trees are not being taken down. She stated that won't be a liability for the
16 Village but it will be for the individual homeowner.

17
18 Trustee Waite stated that you have to grind them no bigger than inch by inch so that you
19 grind up the Borers that are left. He stated that you can't just cut them up and split it and
20 use it for firewood.

21
22 Trustee Ormsby stated that the cost to get the bigger trees down is between \$15,000.00
23 and \$20,000.00. That is the estimate. Mr. Alexa and Mr. Person have them counted and
24 marked. They have them prioritized. Mr. Alexa is vigilant on the report that he is
25 keeping. Most of the trees are on Country Club Drive, both sides of 207th Street, 203rd,
26 and Wysteria. A lot of the trees are where there is so much traffic.

27
28 Village President Meyers-Martin stated that the item would be how to do it in terms of
29 the cost. She stated that it is not an action item tonight. Trustee Ormsby stated that it
30 should be brought as an action item at our next Board Meeting. Village President
31 Meyers-Martin stated absolutely.

32
33 Trustee Ormsby stated that there was some good news that came out of the meeting.
34 Some of the trees are in stress and suffering but it is due to the drought and not due to
35 another infestation. She stated that some of the older Oak Trees really suffered this year.
36 They will probably come back since we had a wet spring and if we have a good winter.

37
38 Trustee Waite stated that he has 80-trees. Three of them are Ash Trees. There is a Borer
39 called the "Two-Line Borer." It is attacking the Oak Trees. He stated that if the Oak
40 Trees are suffering from the drought and they are infested with the Two-Line Borer, you
41 can lose some Oak Trees. Trustee Ormsby stated hopefully not.

42
43 Administrator Mekarski stated that he would put this on the Agenda for the Board
44 Meeting on November 13th. He stated that it might be beneficial to get a recommendation
45 from the Finance Committee as to whether the revenue should come out of the
46 Unencumbered Fund Balance and/or the surplus of revenues above expenditures. We are

1 in an austerity budget. He stated that we took some measures early in the year to do a
2 hiring freeze and we have some revenue capture over expenditures. He stated that it
3 probably should be looked at, the short-range and the long-range impact. It is something
4 that will have to be budgeted on an annual basis for probably the next five-years.

5
6 Trustee Ormsby stated that is a good point by Administrator Mekarski. We will have
7 more dead trees next year. There are many trees that are not affected yet. Some of the
8 trees are at 50%, 60%, or 70%. Right now she is looking at the trees that are 100% dead
9 and 100% affected. Village President Meyers-Martin stated that we will make that an
10 action item.

11
12 **Fence Variance for 135 Graymoor** – Trustee Ormsby stated that the second item is for
13 a fence variance for 135 Graymoor. There is a Memorandum in the Board Packet from
14 Mr. McDonnell. The Planning and Zoning Commission met. Trustee Oliver can report on
15 that meeting. Mr. McDonnell is here to speak and the Petitioners are present.

16
17 Mr. McDonnell, the Building Commissioner, provided the Board with a drawing that was
18 in the Board Packet but it didn't come out very well. He stated that there is a Petition for
19 135 Graymoor Lane in consideration of a variance to allow a six-foot fence around the
20 rear yard of their property.

21
22 Trustee Oliver stated that the Planning and Zoning Commission met on October 16th
23 regarding this matter. It was generally felt by the Planning and Zoning Commission that
24 this would be denied. He stated that we have had a number of variances for six-foot
25 fences, and in most cases many of the Commissioners felt that we would honor this.
26 Trustee Oliver stated that what became problematic was that one of the Commissioners is
27 the President of the Graymoor Landowners Association. The Commissioner explained to
28 the Commissioners that the Graymoor Landowners Association has a covenant in terms
29 of what types of fences, if at all, are allowed. The Petitioner has a fence surrounding their
30 pool which they have to have by law. The Petitioner is asking for additional fencing that
31 they want to make six-feet. He believes that goes against the covenant of Graymoor. The
32 Petitioner moved into the neighborhood in February. The Petitioner has spent a lot of
33 money to upgrade the property. They have a five-foot fence. They want to raise it to six-
34 feet. The Petitioner has had incidents where people came to the house and also jumped
35 the fence. They wanted to have privacy and some security. The suggestion was that the
36 Petitioner meet and speaks with the Graymoor Landowners Association and perhaps they
37 might help find some other ways of ameliorating this problem. The variance was turned
38 down. Trustee Oliver stated that the Petitioners are here. He thought it would be a good
39 idea for the Petitioners to state their case.

40
41 Mr. McDonnell stated that the property is not by any means under any covenants of the
42 Graymoor Subdivision and they are not supposed to be. There is nothing in the covenants
43 that covers their property even though they are in the Graymoor Subdivision. Any
44 address from 100 and above is not part of the original covenants.

1 Administrator Mekarski stated that covenants and restrictions can be considered by the
2 Board, but they cannot be enforced by the Board. The Board has no legal authority to
3 enforce covenants or restrictions. He stated that they should be taken into consideration
4 as a neighborhood standard.

5 **Motion by Trustee Pennington, second by Trustee Waite to suspend the rules in**
6 **order for the Petitioners to address the Board.**

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

8
9 Mrs. Michelle Mills stated that she is here with her husband, Mr. Mills. They bought the
10 house in February. They have a five-foot four and a half fence surrounding their property.
11 In the very back which runs parallel to Joe Orr Road they have a six-foot fence. They
12 have an above ground pool. They had an incident where two teenagers were in the back
13 of their property. Rocks were thrown. They handled that with their neighbor. She doesn't
14 feel that is a problem with these particular children but it posed a concern for them
15 because the teenagers were able to get over the fence. They keep their fence locked.
16 There was another incident where a gentleman and his wife came into their backyard
17 because they wanted to see their backyard. Mr. and Mrs. Mills had a gazebo put up in
18 their backyard. That incident was a little unsettling for them.

19
20 In addition Mrs. Mills has done some research and found out that there are two registered
21 sex offenders that live about 1,000 feet from her backyard. There are no parks in her
22 subdivision. Her backyard is a safe haven for her son and his friends to play in. She
23 would like to have the six-foot fence for security reasons and to keep it uniform from the
24 back fence all the way around.

25
26 Village President Meyers-Martin inquired of Mrs. Mills what the current fence is made
27 of. Mrs. Mills stated that the current fence is all wood. Her property is all the way in the
28 back of the subdivision in a cul-de-sac. She stated that one of the concerns at the meeting
29 of the Planning and Zoning Commission was the aesthetics of the subdivision and how it
30 is open. She loves the openness. Mrs. Mills stated that her property backs up to a very
31 busy street where there is a lot of foot traffic. They enjoy sitting on their deck in the
32 evening and they can see people on foot walking all the time.

33
34 Trustee Pennington inquired of Mrs. Mills whether or not she went before the Graymoor
35 Landowners Association. Mrs. Mills stated that she did not know anything about the
36 association until months after she had moved into Graymoor. She received a letter in late
37 May asking for dues. She sent a registered letter to Mrs. Brazley asking questions. She
38 wanted clarification on what the association was about and when they meet. Mrs. Mills
39 never got a response. The President of the association came to her home and met her
40 husband after they had put the variance request in. Commissioner Kunkel had stated that
41 he had invited them to a meeting on the 29th of September. Mrs. Mills stated that they had
42 not gone before the Graymoor Landowners Association.

43
44 Trustee Ormsby inquired of Mrs. Mills whether or not she has discussed with her
45 neighbors on both sides of her about the six-foot fence. Mrs. Mills stated that they had
46 talked about getting a new fence but not about the height of the fence. Mrs. Mills stated

1 that her neighbors were aware of what her intentions were as far as closing off the
2 backyard.

3
4 Trustee Waite inquired of Mrs. Mills whether or not her neighbors are agreeable to
5 increasing the height of the fence. Mrs. Mills state that she never asked them.

6
7 Mrs. Mills stated that at the Planning and Zoning Commission Meeting it was suggested
8 that if she was concerned about privacy she could put in shrubs. Mrs. Mills stated that she
9 put in 15 shrubs at the back line of her home for privacy and security. Her main issue is
10 security.

11
12 Trustee Waite inquired of Mr. McDonnell what he thought about what they were
13 proposing. Mr. McDonnell stated that he couldn't tell the Board what he thinks. The only
14 thing that he can tell the Board is what is in the Village Ordinance. The Ordinance allows
15 for the maximum height of any fence to be five-feet without a variance.

16
17 Trustee Ormsby stated that this creates a precedence if you allow a six-foot fence for Mr.
18 and Mrs. Mills. She understands the Village Ordinance. She isn't clear on what the issue
19 was with the Planning and Zoning Commission because she wasn't present. Trustee
20 Ormsby stated that a foot and evening up that whole back fence is not a problem to her.

21
22 Trustee Pennington stated that he is a resident of Graymoor. There is a residence that is
23 not too far from him that has a pool, and their fence is higher than six-feet. He stated that
24 if we have residents that are not in compliance with our Ordinance, maybe we should
25 take a look at our Ordinance.

26
27 Trustee Oliver stated that is another matter. Trustee Ormsby stated that if we do change
28 this to allow a six-foot fence, then we have to relook at the Ordinance.

29
30 Trustee Pennington stated that he would support the proposal of Mr. and Mrs. Mills to
31 add the six-foot fence to make it uniform.

32
33 Village President Meyers-Martin stated that it was her understanding from the paperwork
34 that she has, that there was a way to provide relief in terms of this question if they had
35 addressed hardship to the five points on the application. She inquired of Mrs. Mills
36 whether or not anyone mentioned that to her at the Planning and Zoning Commission
37 Meeting.

38
39 Trustee Oliver stated that there was some discussion about whether or not they were
40 considered hardships. He stated that the application is a request for a six-foot fence. It
41 also requests a type of fence.

42
43 Trustee Ormsby inquired of Mrs. Mills whether or not they are following what the
44 existing fence is which is wood. She doesn't want to see a property with several different
45 types of fencing on it.

1 Mrs. Mills stated that originally she wanted to keep the back fence for finances. She
2 stated that she will make it uniform all the way around with the same material. She will
3 replace the back fence.

4
5 Trustee Gibson inquired of Trustee Oliver whether or not there were any residents at the
6 meeting. Trustee Oliver stated that there was one resident that was adamantly opposed to
7 this. He stated that there was also no one there in support of it at the meeting. She didn't
8 have any letters of support from her neighbors at the meeting. The Planning and Zoning
9 Commission made their decision based on the materials that they had in front of them.

10
11 Trustee Waite inquired of Mrs. Mills how many properties in Graymoor have fences
12 higher than six-feet. Mrs. Mills stated that she confirmed four. She made a list and there
13 might be 10 or 11. One property has a wood fence and a vinyl fence. Trustee Waite
14 suggested sending someone out to issue violations to all of the ones that are not in
15 compliance with the Ordinance. Trustee Pennington stated that is not before us at this
16 point in time.

17
18 Trustee Ormsby stated that she doesn't want two different levels of fences in anybody's
19 yard in Graymoor. That looks very piecemeal to her. She stated that they are impacting
20 two neighbors by a foot. She is inclined to allow the variance. She stated that one person
21 disapproved and he wasn't a neighbor. Trustee Ormsby stated that we have to revisit this
22 Ordinance now.

23
24 Trustee Waite inquired of Trustee Oliver whether or not all of the neighbors were notified
25 of the hearing. Trustee Oliver stated that there was a Public Notice. Mrs. Mills stated that
26 she had a sign in her yard about the Public Hearing. Trustee Waite stated that the
27 neighbors knew about the Public Hearing and they didn't show up.

28
29 Trustee Oliver stated that the resident that objected is a resident of Graymoor. He moved
30 into that area based on the type of understanding that the Graymoor Landowners
31 Association had that the area would be open, and no fences, etcetera. He thought it was
32 important for the aesthetics of the area to maintain it the way it is.

33
34 Trustee Waite inquired of Trustee Oliver whether or not the resident had asked for a
35 violation notice to be sent to the other 11-people informing them that they were violating
36 an Ordinance. Trustee Oliver stated that he doesn't believe that is germane to this point.

37
38 Trustee Pennington inquired whether or not we know his address and if he is a member of
39 the covenant. Mrs. Mills stated that he is at 100 so she believes that he is a member of the
40 covenant.

41
42 Trustee Ormsby stated that it is important that we stay on Mr. and Mrs. Mills request.
43 Trustee Ormsby stated that she is the Liaison to the Building Department. She wanted to
44 make it very clear that when you change an Ordinance it is a very big deal. That's why
45 she had to go through this process. She believes that the Ordinance is going to have to be
46 looked at again. Everything needs to be uniform in the Village. You have to have a fence

1 around a pool. She is not sure where the person that complained is coming from. She
2 stated that a foot is a foot.

3
4 Village President Meyers-Martin inquired of Mrs. Mills whether or not she has a fence
5 around her pool. Mrs. Mills stated no, that she has a fence around her entire backyard.
6 Village President Meyers-Martin stated that fence is the security for the pool. She stated
7 that the reason it is before the Board is because the Planning and Zoning Commission did
8 not pass the variance.

9
10 Trustee Gibson stated that it was our understanding there is a four-foot fence around the
11 pool. Mrs. Mills stated that her pool is an above ground pool. There is no four-foot fence
12 around the pool itself.

13
14 Trustee Waite stated that there is also a problem if we have Ordinances and we don't
15 enforce them, if there are 11-properties over there with higher than six-foot fences or
16 higher than five-foot fences and we have not enforced it. Mr. McDonnell stated that we
17 don't know if those 11-properties are in violation. They may have been given variances a
18 long time ago or they could have been grandfathered in. He doesn't know whether or not
19 there are any violators of the Ordinances that are in the book now. Mr. McDonnell
20 doesn't have the paperwork regarding those this evening because they are not up for
21 discussion with regard to this variance.

22 **Motion by Trustee Waite, second by Trustee Ormsby to grant a Variance to the**
23 **property at 135 Graymoor Lane for a variance of Chapter 22, Article VI 22-365 (5)**
24 **(e), allowing the construction of a fence at a height not to exceed six-feet for the**
25 **property address at 135 Graymoor Lane.**

26
27 Trustee Oliver inquired how that impacts the Graymoor Landowners Association. Trustee
28 Waite stated in no way. Trustee Pennington stated that the only members of the
29 Graymoor Landowners Associations is the residents who live in houses beginning with
30 the address of 1 through 100. Any addresses above 100 are not members of the covenant.
31 There is no material impact on the Graymoor Landowners Association. It is not necessary
32 for homes with addresses above 100 to pay Association Dues because they are not
33 members of the covenant. He stated that we have been trying to get 100% participation in
34 the Graymoor Landowners Association from all 144-homes. He stated that they have not
35 come onboard yet. Trustee Pennington knows the gentleman who made the
36 recommendation in disapproving the Petitioners request. The house across the street from
37 that gentleman has a very high fence that is more than six-feet in height. He stated that it
38 has no impact on the Graymoor Landowners Association. They have no say-so.

39 **Roll Call: Ayes (5) Trustee Oliver voted No. Motion Carried.**

40
41 **PLANNING:**

42
43 Trustee Oliver stated that he did not have a Formal Report this evening.
44
45
46

1 **PUBLIC WORKS:**

2
3 **Purchase of a New Loader/Backhoe** - Trustee Waite stated that the Public Works
4 Department is in need of a new Backhoe. The budgeted amount for a new Backhoe is
5 \$93,000.00. He stated that through the National Joint Powers Alliance (NJPA) we are
6 able to combine our purchasing. There is a bid for \$83,403.00. The Village is getting a
7 \$6,000.00 trade-in for the old Backhoe. The old Backhoe is more trouble than you can
8 imagine and there is no reverse on it anymore. It is probably not real safe because of that.
9 It is about \$10,000.00 under what was budgeted. He stated that it should be delivered in
10 the first quarter of next year if the Board approves it forthwith.

11 **Motion by Trustee Oliver, second by Trustee Pennington to authorize the Director**
12 **of Public Works to purchase a 2012 Case 580SN Loader/Backhoe, NJPA Contract**
13 **#060311-CNH, waiving the provisions of Section 2-163 of the Village of Olympia**
14 **Fields Code of Ordinances and accepting the purchase price as set forth by NJPA**
15 **Contract not to exceed \$83,403.00.**

16
17 Trustee Pennington stated that he wanted to confirm that the Village has \$93,000.00 in
18 the Budget. He stated that at Budget Time we split the equipment in Public Works and
19 prorated them between Public Works, Water and Sewer. So each one of those entities has
20 monies set aside for this purchase and there is sufficient finds in the Budget for this.

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

22
23 **HUMAN RESOURCES:**

24
25 **Human Resource Committee Update** -Trustee Nale stated the Human Resource
26 Committee met last week. A decision was made by Trustee Nale in concurrence with
27 Administrator Mekarski to defer follow-up on the revisions of the Employee Manual until
28 the position of the Chief of Police is filled and he has time to get acclimated to his new
29 position. She believes it is wise to remove all of the information from the current
30 Employee Handbook that refers to the police, and have them develop their own manual.
31 The police department is a very specialized area with specialized concerns and
32 requirements. It would also enable the new Police Chief to develop his own criteria and
33 have everything up-to-date. This will probably occur several months after the new Police
34 Chief has been employed.

35
36 Trustee Nale stated that at the Human Resource Committee Meeting they did discuss the
37 need for a format for employee evaluations. She stated that with your permission we will
38 begin that. It will be an ongoing examination for the next several months. She stated that
39 it is sorely needed. Trustee Nale stated that as long as the police department will be
40 developing their own, it is a good opportunity for all of the departments to have some sort
41 of evaluation procedure.

42
43 **Library Board Update** - Trustee Nale stated that the Open House for the new Kids'
44 Zone was a fantastic success. All of the parking spots were filled. They had a wonderful
45 turnout. Trustee Nale spoke with the Director of the Library, Barbara Osuch, regarding
46 the recommendation of Village President Meyers-Martin that the library get together with

1 the Park District and see if they could pursue the affairs of the Park District and become a
2 part of that. Mrs. Osuch indicated that they have been doing that for several months.

3
4 Village President Meyers-Martin inquired of Trustee Nale whether or not someone from
5 the library would be at the New Residents Reception. Trustee Nale stated that she sent an
6 e-mail to the Director of the Library, Barbara Osuch. She stated that it may not be the
7 Director that attends the New Residents Reception. Village President Meyers-Martin
8 believes that it is important that it is publicized to the new residents as well as to the
9 established residents.

10
11 **PUBLIC SAFETY:**

12
13 **Police Pension Board Conference Update** – Trustee Gibson stated that she did not have
14 a Formal Report on the areas that she is a Liaison. She did attend the Illinois Downstate
15 Police Pension Board Conference at Lake Geneva for four-days. She stated that it is a
16 very interesting and educational conference. It covers all of the police and fire
17 departments in all of the Towns, Cities, and Villages outside of Chicago. She stated that
18 there were many outstanding speakers there and a lot of valuable information was
19 disseminated. There were about 800-attendees. The sessions were all day from 7 or 7:30
20 A.M. to 5:30 P.M. with a lunch break. She believes that it would be good for the finance
21 people to attend because they have a lot of information concerning the Pension Board and
22 what should be brought back to the Village regarding that.

23
24 **REPORT OF VILLAGE ADMINISTRATOR:**

25
26 **Ordinance #2012-16 – An Ordinance Authorizing the Issuance of General**
27 **Obligation Bonds (Alternate Revenue Source) of the Village of Olympia Fields,**
28 **Cook County, Illinois, in an Aggregate Principal Amount not to Exceed \$1,700,000**
29 **(Series 2012A Project: Resurfacing Various Roadways – Revenue Source: Motor**
30 **Fuel Tax Funds) First and Second Reading** - Administrator Mekarski stated that the
31 first item is a series of Ordinances introducing various Capital Improvement Projects,
32 opening the process for a General Obligation Bond Backdoor Referendum Process as
33 allowed by State Statute. The projects have been discussed by the Board for over a year.
34 The Village has been examining them in the 2040 Financial Plan. The Village Engineer
35 has been looking at preliminary estimates for the completion of the work. He stated that
36 we are laying out various schemes of revenue capture to try to succeed in these.
37 Administrator Mekarski stated that he would like to summarize all four of the Ordinances
38 and then we can have a separate Motion for each one.

39
40 Administrator Mekarski stated that each packet begins with a short synopsis by Robinson
41 Engineering with a brief narrative and they outline the project costs. There is also a 2040
42 Financial Plan Cost Impact Analysis prepared by Don Theobald & Associates. There is a
43 Debt Service Schedule prepared by Kevin McCanna from Speer Financial. The remaining
44 material is the Ordinance, the Certification of the Minutes, and the Public Notices
45 required to initiate the GEO Alternate Revenue Bond process as prepared by Shanahan &
46 Shanahan. There is a Memorandum from Shanahan & Shanahan dated October 2nd, 2012.

1 He stated that on Page 3 there is a detailed schedule or timetable which begins tonight
2 with the introduction of the authorizing Ordinances. Notices have been delivered to the
3 paper to begin the Notice period. The first publication date will be tomorrow, October
4 23rd. Tuesday, November 13th, there will be a Village Board Meeting to hold the BINA
5 Hearing. At the Village Board Meeting on November 26th, the Board will consider
6 adopting the various Bond Ordinances. The Bond Sale for two of the Ordinances is
7 anticipated by the end of the year. The other two will be deferred until sometime next
8 year and/or maybe amended or cancelled. It is important to begin the process if the Board
9 wants to take advantage of some of the low interest rates this year to initiate some of the
10 projects that we have been discussing for over a year. Once the Board goes through the
11 legal process of the GEO Alternate Revenue Process, it has up to three-years to initiate
12 the Bond Sales. At any point the Village can cancel the Bond Sales and the Village will
13 not incur any debt.

14
15 Trustee Waite inquired of Administrator Mekarski whether or not the interest rates would
16 be locked in for those three-years. Administrator Mekarski stated only if we go to sale.
17 He stated that we may hold off on two until additional information comes in from Oak
18 Lawn. He will discuss a little bit further about the Graymoor Pond situation because there
19 is a longer period to establish an SSA. He stated that the Village President has us going
20 out in the neighborhood in the beginning of November to introduce the concept. He
21 stated that project will either pass or fail if the Village doesn't get the participation from
22 the Graymoor Homeowners.

23
24 Administrator Mekarski stated that Ordinance #2012-16 which is Series A is for
25 \$1,700,000.00. That is for Phase I of repaving of the roads as identified in the GIS
26 Pavement Management System. The entire program is in the neighborhood of
27 \$3,400,000.00. The Village doesn't have the funds to go forward with the entire Road
28 Program. The first phase would be financed with encumbering 19-years of our Motor
29 Fuel Tax Dollars, approximately \$100,000.00 of the Motor Fuel Tax Dollars. An
30 additional \$22,000.00 or so will be coming out of Sales Tax. He stated that we have to
31 pledge whatever percent of the debt service plus 25% coverage. The 25% coverage is not
32 necessarily spent. It has to be in the bank at any given Fiscal Year. The Fiscal Analysis
33 will show that you have to encumber \$154,000.00 for that project.

34
35 Village President Meyers-Martin stated that we usually use MFT Funds to fund our Road
36 Projects anyway so it is not out of the ordinary.

37
38 Administrator Mekarski stated that we could go as pay as you go and pay into one or two
39 roads a year for the next 19-years. He stated that somewhere between eight and 10-years
40 the roads are going to deteriorate to such a point that instead of repaving them with an
41 asphalt cap, the Village would have to totally rebuild them doubling the costs. It is
42 incumbent upon the Village to think long-term and do the 50% of the roads that are
43 required to be repaved now and you are buying time for 18-years. The interest rate is the
44 lowest it has ever been. The Village gets about \$120,000.00 or \$130,000.00 in Motor
45 Fuel Tax. He stated that \$20,000.00 or \$30,000.00 would be left for Mr. Alexa to do spot
46 repairs and potholes, and \$100,000.00 would be encumbered by Resolution.

1 Administrator Mekarski stated that he had a detailed meeting with Trustee Pennington,
2 Chairman of the Finance Committee, the Village President, the entire Bond Team, the
3 Village Engineer, the Bond Attorney, the Village's Financial Advisor, the Village's
4 Treasurer, and the Director of Finance. They did anticipate using the civic contribution
5 for closing the gap plus coverage. After the meeting they realized that they couldn't
6 encumber that for the full 19-year period. The Village only has a two-year contract with
7 First Energy. He stated that may be extended and the Village will probably get a civic
8 contribution of 1% to 2% in future contracts. There is no way on paper that they can
9 show that is encumbered for 19-years to the public. The civic contribution has to go into
10 the General Fund and encumber it plus Sales Tax to close that gap of about \$20,000.00
11 and about a \$30,000.00 coverage.

12
13 Trustee Ormsby inquired of Administrator Mekarski whether or not there was any
14 thought to include the whole Board in that meeting since the Bonds have such an impact
15 on us. Administrator Mekarski stated yes, there is. All they did at the meeting was to
16 bring an executive summary to the Village President and to the Chairman of the Finance
17 Committee. He stated that between now and November 13th we hope to have a full Board
18 Work Session with the entire team. They would like to do that before the Public Hearing
19 so that all of the Board Members are comfortable with all of the facts. Mr. McCanna from
20 Speer Financial, Jim Shanahan the Village's Bond Counsel, Don Theobald the Village's
21 Treasurer, Cynthia Saenz, Joe Alexa, Russ Prekwas from Robinson Engineering, and
22 Administrator Mekarski would be present at the Work Session. Trustee Ormsby stated
23 that is good. The only thing that she sees in the quick overlook that we have a revenue
24 source for is the Motor Fuel Tax. She stated that she is going to be very interested in how
25 we possibly fund these going forward. She stated that is very important to her.

26
27 Administrator Mekarski stated that is a very pertinent question and they will be very
28 happy to address it.

29
30 **Ordinance #2012-17 – An Ordinance Authorizing the Issuance of General**
31 **Obligation Bonds (Alternate Revenue Source) of the Village of Olympia Fields,**
32 **Cook County, Illinois, in an Aggregate Principal Amount not to Exceed \$2,100,000**
33 **(Series 2012B Project; Sewer Lining Improvements – Revenue Source: Sewer and**
34 **Water Fees) First and Second Reading – Administrator Mekarski stated that the second**
35 **item is Ordinance #2012-17, Series B. This is for \$1,500,000.00 for sewer lining the**
36 **Graymoor Laterals. He stated that we have a major issue within the Graymoor tributary**
37 **with the potential of sanitary sewer overflows. The Village is under a Compliance Order**
38 **with the IEPA to correct that. The Village has lined all it can line in the main lines. The**
39 **Village has done as much as it can do with Code Enforcement. The laterals are**
40 **constructed of petrified clay. They have rotted and eroded over time. A tremendous**
41 **amount of rainwater is getting into the system. If it isn't corrected there will be 144-**
42 **homes that could be vulnerable to sanitary sewer backups in the first floor and basements**
43 **of their homes, and/or discharges into Butterfield Creek which is a violation of the Clean**
44 **Water Act. There aren't a lot of options on this. It would require some adjustments in the**
45 **Village's Sewer Rate. It is estimated that it will cost the residents an additional \$70.00**
46 **each year to fund this project. This is only Phase I of a 20-year Capital Improvement**

1 Program. There is a potential anywhere from \$10,000,000.00 to \$20,000,000.00 more
2 that needs to be spent in the Village's Sanitary Sewer System. The Sanitary Sewer
3 System is designed as a Business Account, as an Enterprise Account. The cost for that
4 should be borne by the rate payers. Administrator Mekarski stated that if the rate is set at
5 a rate and the system is deteriorating then you are not running it like a business. You are
6 running your business into a hole.

7
8 Administrator Mekarski stated that with regard to the Sanitary Sewer Program, three-
9 years ago we had one, simple violation of sanitary sewer water backing up on Country
10 Club Drive. That resulted in an IEPA Violation that ultimately cost the Village about
11 \$35,000.00 in fines. The Village was committed by the Compliance Order to investigate
12 and pursue the Graymoor Pond Environmental Enhancement Project as mitigation to
13 avoid even larger fines. Even though the violation was immediately corrected and the
14 Village undertook the lining of the Graymoor mains in a Code Enforcement Program,
15 that Code Violation was shifted over from the State IEPA to the Federal EPA. As a
16 follow-up, they had asked the Village 20 or 30-questions that resulted in the collection of
17 maps, and detailed data to answer those questions. That was not enough for the EPA. An
18 additional document containing additional data, mapping, and verifications was delivered
19 to them. In order to avoid any future fines for violating the Clean Water Act, the Village
20 is committed to pursue an aggressive Capital Improvement Strategy. The Village does
21 not have a lot of legal wiggle room in this.

22
23 Trustee Waite stated that when we did the laterals in Graymoor we were trying to
24 determine if there was any information we could get that was projectable for all laterals
25 throughout the Village. The large book contained the testing and Smoke Studies for every
26 home in the Village. He stated that we pretty much know where things need to be fixed.

27
28 Administrator Mekarski stated that is correct. In a worst case scenario, in order to comply
29 with the EPA, IEPA, and MWRD, the Village will have to spend approximately
30 \$20,000,000.00 more to fix the Sewer System to avoid violations of the Clean Water Act.
31 Trustee Waite stated that he thought that was relining or replacing all of the laterals.
32 Administrator Mekarski believes that it is a certain percentage. It is a percentage of the
33 whole. He stated that according to the report from Robinson Engineering there are 114
34 homes in Graymoor out of 144. Trustee Waite stated that those will be the most
35 expensive of all because the laterals are an extraordinary length. Administrator Mekarski
36 stated that they are 100 to 150-feet in length. He stated that the documents that were sent
37 to the EPA argue to amortize that and phase it over 20-years. He stated that because they
38 are overlapping, the amortization period is 34-years. So you would have to spend a
39 maximum of \$20,000,000.00 amortized over a 34-year period.

40
41 Trustee Waite inquired of Administrator Mekarski whether or not we are going to assess
42 all of the homeowners to pay for all of the work. Administrator Mekarski stated that for
43 the Graymoor Sewer Lining, yes. The Village will be going neighborhood by
44 neighborhood and utilize our Sanitary Sewer Fees to finance the lining of the other areas
45 that are still not up to specification. Trustee Waite stated that each homeowner won't be
46 assessed for the actual cost of repairing the lines going to that home. Administrator

1 Mekarski stated no, but you could. There is a direct public correlation that this is a public
2 necessity because there is a public harm potentially getting sewer backups in the street, in
3 the house, and illegal discharges into streams such as Butterfield Creek. The majority of
4 the leaks are on private property. The Village could do an aggressive Code Enforcement
5 Program. In Graymoor the Village would be sending a Notice to 114-residents. Their cost
6 would be somewhere in the neighborhood of \$10,000.00 to \$20,000.00 to repair it per
7 home because of the length. As the Village goes into other neighborhoods, it may be one-
8 quarter of that cost.

9
10 Village President Meyers-Martin stated that the whole reason for starting in Graymoor
11 was because of the violation with sewer backup flowing into the creek. She stated that
12 eventually this has to move throughout the entire Village.

13
14 Administrator Mekarski stated that Series A and B, the Roads and the Sewer would be
15 projected for sale prior to the end of the year. Series C and D would be projected for 2013
16 even though we would try to go through the authorizing Ordinances this year.

17
18 **Ordinance #2012-18 – An Ordinance Authorizing the Issuance of General**
19 **Obligation Bonds (Alternate Revenue Source) of the Village of Olympia Fields,**
20 **Cook County, Illinois, in an Aggregate Principal Amount not to Exceed \$1,600,000.**
21 **(Series 2012C Project: Detention Pond Naturalization Improvements – Revenue**
22 **Source: Sewer and Water Fees, and SSA Fees) –** Administrator Mekarski stated that
23 the Series C, Ordinance #2012-18 is the \$1,600,000.00 Graymoor Pond Restoration. That
24 is to restore the Storm Water Management Pond in Graymoor, but it is also meeting the
25 compliance requirements of the initial violation of the Clean Water Act for the Sanitary
26 Sewer overflow on Country Club Drive as required by the IEPA in mitigation for not
27 paying a larger fine.

28
29 Administrator Mekarski stated that this proposed project is to be 50/50. He stated that
30 50% would be paid by the Village at large and 50% paid by the 144-residents through the
31 establishment of a neighborhood Special Service Area in Graymoor. The financial impact
32 to each body would be a debt service of approximately \$55,000.00 annually, and
33 \$55,000.00 to the Village. There would be a new Ordinance establishing a Storm Water
34 Management Fee of approximately \$70.00 a year for the residents Village wide. The
35 residents in Graymoor would be bearing an approximate tax burden of about \$392.00 for
36 the life of the debt service. Trustee Pennington stated that will be tough.

37
38 Administrator Mekarski stated that if that doesn't pass mustard with the Graymoor
39 residents with the SSA, we may pull this because there will be a legitimate question by
40 the Board if there is no resident participation in the SSA, then should we have public
41 participation and correct the drainage. He stated that if the neighborhood doesn't
42 participate, the Village may not participate in this project. The Village would have to
43 work with the IEPA to come up with another mitigative strategy because we pledged this
44 project as part of that violation. It is amortizing \$55,000.00 of debt service annually over
45 25-years, but it is only shared by 144-residents.

1 Trustee Pennington stated that it is actually 100-residents. Administrator Mekarski stated
2 that it may be larger because it is not only the Graymoor Landowners Association; it is
3 any resident that drains into the Graymoor Ponds. He stated that we are looking at
4 capturing some of the residents on Western Avenue. As an example, if the \$7,000,000.00
5 home across the street has an outfall across Western Avenue and empties into the ditch,
6 and that goes into Graymoor, they are part of the drainage basin and then they would be
7 assessed. It could be all the houses not just that house. That one assessment could
8 represent about 25-houses. Assessments are based on assessed valuation so it's a
9 \$200,000.00 house versus a \$7,000,000.00 house. He stated that this sets the stage of
10 having a Storm Water Management Ordinance and a fee, and working with other
11 neighborhoods over time to help them shore up their Storm Water Management concerns.
12

13 Trustee Waite stated that if the homeowners in Graymoor didn't go along with the idea,
14 they could be confronted with paying \$10,000.00 to \$20,000.00 to redo each of their
15 individual drains and financing it themselves at their own expense. Administrator
16 Mekarski stated yes if we look at it comprehensively with the laterals and the ponds.
17

18 Village President Meyers-Martin stated that is the point that we want to get across when
19 we have the Workshop with the Graymoor residents, of why it is vital that they
20 participate in the SSA.
21

22 Administrator Mekarski stated that with respect to the Sanitary Sewer Project in
23 Graymoor, they have been working for the past eight-months on a Section 219 Grant
24 from the U.S. Army Corp of Engineers. He stated that Village President Meyers-Martin,
25 Trustee Pennington, and Trustee Waite have been briefed on that and they have been
26 sharing correspondence. He stated that we are in the final stages to subsidize that with
27 \$250,000.00 to lessen that burden. The sewage lining project for Graymoor also includes
28 the \$500,000.00 that was issued in Fiscal Year 2010/2011 for the initial investigative
29 work which was cleaning, rodding, televising, and constructing cleanouts and Smoke
30 Testing. He stated that the SSA period takes 90 to 120-days so it would be impossible to
31 do a sale before the end of the year. That would be sometime in the next calendar year, if
32 at all.
33

34 **Ordinance #2012-19 – An Ordinance Authorizing the Issuance of General**
35 **Obligation Bonds (Alternate Revenue Source) of the Village of Olympia Fields,**
36 **Cook County, Illinois, in an Aggregate Principal Amount not to Exceed \$6,800,000.**
37 **(Series 2012D Project: Water Main Construction – Revenue Source: Sewer and**
38 **Water Fees) First and Second Reading –**

39 Administrator Mekarski stated that the last
40 item has all kinds of moving parts and he has mentioned this at prior Board Meetings.
41 This is to provide a Redundant Water Supply for the Village. It is up to the Board and the
42 residents to see if this is worthy or not. He stated that if there is a catastrophic failure of
43 the 24-inch line coming down Cicero the Village could be without water. He stated that
44 we almost had that two-years ago when the Cicero main broke right at the bank of the
45 creek. If it had broken underneath the creek, they would have had to build coffer dams
46 and it would be down a week to two-weeks. This is an insurance program. He stated that
things happen and this is a very reasonable alternative. He stated that for Oak Lawn to

1 build a Redundant Water Supply for the Village it is \$23,000,000.00. That would have to
2 be participated with Country Club Hills and Matteson. Neither of them appears to be
3 willing to go forward with anything until 2024.

4
5 Administrator Mekarski stated that this is a \$6,800,000.00 solution that connects us to
6 Chicago Heights. It would be a dry line. It could be opened up during any situation where
7 the Oak Lawn supply is interrupted. It gives the Board some entrepreneurial opportunities
8 after 2024 to connect Matteson up and recoup your investment. He stated that if Matteson
9 would participate now the cost of the lateral would be less than \$2,000,000.00 because
10 the majority of the cost is associated with Matteson.

11
12 Administrator Mekarski stated that the Village is waiting for a Detailed Cost Analysis
13 from Oak Lawn. He stated that the Village's solution right now might be to sign the
14 Master Water Agreement participating with a long-term contract with Oak Lawn which is
15 in the neighborhood of a \$13,000,000.00 share in the capital improvements to the Oak
16 Lawn System, and then not do the Redundant Water Supply with Oak Lawn, but go with
17 Chicago Heights for the \$6,800,000.00 and then have the potential to recoup it down the
18 pike with Matteson. He stated that Matteson might be interested to do this as a permanent
19 water supply. Their cost with Oak Lawn is \$30,000,000.00. They could reduce their cost
20 down to \$4,000,000.00 if they participated with this line right now. They are not in a
21 bonding capacity.

22
23 Administrator Mekarski state that the other alternative is that the Village tries to get
24 Matteson's participation. The Village sells the Bonds and Matteson pays them back with
25 a legal capture of their monies by the Tax Collector in the County.

26
27 Village President Meyers-Martin stated that the Sewer Project and the Street Project is
28 our biggest concern now. The other two are part of this package in terms of passing the
29 Ordinance so that if, in fact, after deliberation and our Workshop we decide to go with it
30 we have the Ordinance. We do not have to act on it. We do not have to go out to Bond
31 Sale with it.

32
33 Administrator Mekarski stated that if the residents say at a Public Hearing that they don't
34 need an insurance program, that they went for 70-years without a Redundant Water
35 Supply and they are going to roll the dice, he stated that may be the case.

36
37 Trustee Waite stated that right now we have the low interest rates and that is something
38 that isn't going to last forever. Village President Meyers-Martin stated that is right and
39 that is something to look at. She stated that in the Workshop the Board will discuss the
40 pros, and the cons.

41
42 Administrator Mekarski stated that to begin the process to set the stage for the Public
43 Hearing, and for the neighborhood meeting with Graymoor, he asked the Board to study
44 the documents and come to the Work Session armed with a number of questions.

1 Trustee Ormsby inquired of Administrator Mekarski whether or not the first meeting
2 would be with the team that was previously assembled. Administrator Mekarski stated
3 that it would be just the Board and the team. Trustee Ormsby stated that she has so many
4 questions on how this possibly gets funded. She stated that we have no revenue coming in
5 right now. We have no revenue source for this. She stated that this is a tremendous
6 amount of debt.

7
8 Administrator Mekarski stated that all of the revenue is identified in the Bond. Trustee
9 Ormsby stated that it is Sewer and Water Fees. We have already had a 13% increase in
10 our Sewer Fund. She stated that all of these are troublesome to her. She stated that it is
11 excellent work on the part of Administrator Mekarski and the Village President to
12 identify them. She stated that paying for them and putting the Village at risk for the AAA
13 Bond, putting the Village at risk for future debt is a big concern for her. She is hoping
14 that all of the people that Administrator Mekarski met with will be at the Workshop. She
15 will be coming armed with questions.

16
17 Trustee Waite stated that this has to be done carefully, but it has to be done aggressively
18 or you will lose the opportunity.

19
20 Village President Meyers-Martins stated that certainly that entire team needs to be in
21 place at that Workshop. She stated otherwise you will never see how all of the puzzle
22 pieces fit. She stated that we understand that they all need to be there.

23
24 Trustee Ormsby stated that each member of the Board will come with their own
25 questions. She thanked Administrator Mekarski and the Village President for bringing
26 this to the Board. She stated that it is in a word “frightening” to her. She is anxious to see
27 the team assembled.

28
29 Village President Meyers-Martin stated that this is a condition that all of the
30 Municipalities are in because of the economy, and the cutbacks in earmarks, and the
31 cutbacks in funding. She stated that all of that is scary. She stated that you just have to
32 roll up your sleeves and say, “How am I going to get it done?” She understands that the
33 team has to be there because otherwise, the Board will not see all of the moving parts.

34
35 Trustee Gibson inquired of Village President Meyers-Martin when the Graymoor
36 residents would have an opportunity to have input into this. Village President Meyers-
37 Martin stated that she indicated to them it would be the beginning of November.

38
39 Administrator Mekarski stated that this is not encumbering us to spend any money. It is
40 the initial Ordinance to open the process. Trustee Ormsby inquired of Administrator
41 Mekarski what process. Administrator Mekarski stated the General Obligation Alternate
42 Revenue Backdoor Referendum. Trustee Ormsby inquired of Administrator Mekarski
43 whether or not the Board does that before the Board has the Workshop. Administrator
44 Mekarski stated yes. Trustee Gibson and Trustee Ormsby inquired of Administrator
45 Mekarski why the Board would do that before the Workshop. Administrator Mekarski

1 stated that this sets up the procedures for calling for a BINA Hearing. This is the
2 introductory Ordinance on it.

3
4 Village President Meyers-Martin stated that if you don't have the Public Hearing and if
5 you don't go through this process, the Workshop would be moot because you wouldn't
6 be able to do anything. You have to have the Ordinance in place. She stated that it
7 doesn't mean you have to act on the Ordinance. You just have to have it.

8
9 Trustee Ormsby inquired of Village President Meyers-Martin whether or not there was a
10 Public Hearing at the same time the Board is having this Workshop. Village President
11 Meyers-Martin stated no, we will have the Workshop first. Trustee Ormsby stated that it
12 is very hard for her to get her arms around this.

13
14 Administrator Mekarski stated that he would read the first two-paragraphs of the
15 Memorandum from the Bond Counsel. "At the meeting of October 22, 2012, the Board
16 will be asked to take the first step to authorize the issuance of alternate revenue bonds.
17 Alternate Revenue Bonds are Bonds for which the Village expects to use revenues to pay
18 debt service but for which the Village will levy a tax to pay the debt service if the
19 revenues turn out to be insufficient. As a result, the bonds will sell as if secured by the
20 Village's property tax base even though we have no expectation of ever collecting a
21 property tax to pay debt service. The Village's rating for the last series of property tax
22 backed Bonds was AAA which is the highest rating that can be obtained.

23
24 The first step is to adopt an Ordinance authorizing the issuance of the Alternate Revenue
25 Bonds and identifying the revenue source expected to pay debt service. A form of each
26 authorizing Ordinance is included in the Board's Packet and will be presented to the
27 Board at the meeting.

28
29 The Village is contemplating issuing bonds for four distinct projects. Each project will be
30 represented by a separate series of Bonds as identified below along with the specific
31 revenue source that will be used to repay such bonds:"

32
33 Administrator Mekarski stated that after adopting the authorizing Ordinances, the second
34 step is to publish in the Southtown Star Notice of the adoption of the Ordinances. He
35 stated that will occur tomorrow. "The form of each Notice is included in the Board's
36 Packet and will be presented to the Board at the meeting. As stated in each Notice, each
37 authorizing Ordinance must also be published immediately following the Notice. The
38 Notices and the Ordinances advise voters of the Board's intent to issue the Alternate
39 Revenue Bonds. Voters have 30 days within which to file a request that the Bonds be
40 submitted to the voters at a referendum. This 30 day period is known as the backdoor
41 referendum period. If a Petition is not filed by 274 voters within the backdoor referendum
42 period, the Bonds may be sold as tax backed Bonds without the need for submitting the
43 question of the issuance to the voters.

44
45 During the backdoor referendum period, the Board will also publish Notice and hold a
46 Public Hearing under the Bond Issue Notification Act or the BINA Process to discuss the

1 Bond issue. This hearing is known as the BINA Hearing, and Notice must be published at
2 least seven days but not more than thirty days before the Hearing. The Board may not
3 adopt the Bond Ordinance until at least seven days after completing the BINA Hearing.
4

5 Following the expiration of the backdoor referendum period, an official statement will be
6 prepared, the Bonds will be marketed, and a Bond Ordinance containing details of the
7 Bonds will be presented to the Board for adoption.” He stated that is the point where the
8 Board authorizes it to proceed which is scheduled for November 26th. He stated that
9 between now and November 26th, we are going to deliberate on these issues. We will
10 have the Work Session and then the meeting with the Graymoor Homeowners
11 Association. The Public Hearing will be held on November 13th. He stated that November
12 26th is the first date that the Board would act on the authorizing Ordinance to authorize
13 the Bond Sale.
14

15 Village President Meyers-Martin stated that in the interim between now and November
16 26th when you would adopt the Ordinances, you will have the Workshop with all of those
17 people that we mentioned before so that by the time the 26th rolls around you have clarity
18 and understanding about how we fund it, and where the money comes from. They will
19 not go out to Bond unless they have in place how it is going to be paid.
20

21 Trustee Ormsby stated that she would like the Workshop before the Motion. Trustee
22 Waite stated that you can’t do it because you don’t have a subject to have a hearing.
23 Trustee Ormsby stated that they had a subject and they had a Workshop. Trustee Waite
24 stated that is a different thing. Trustee Ormsby stated that she is asking for the Workshop
25 before this. She stated that she needs to understand what the concern is.
26

27 Administrator Mekarski stated that the only concern is legally we can only issue debt not
28 to exceed \$10,000,000.00 in any Fiscal Year. He stated that we are trying to achieve a
29 portion of the sales of these before the end of the year. He stated that if we miss by a
30 week or two-weeks on this aggressive calendar, we have to push all of the Bonds into
31 next year. That means that one or two of the projects would be pushed from 2013 to
32 2014.
33

34 Trustee Ormsby stated that she understands that. She stated that you are giving us until
35 November 26th to make this very difficult decision. Administrator Mekarski stated that all
36 we are doing is initiating the intent to solicit comments. Trustee Ormsby stated that she
37 understands what you are doing. She wasn’t privy to what they heard at the meeting. She
38 stated that Administrator Mekarski has outlined it. She stated that she is still
39 uncomfortable.
40

41 Village President Meyers-Martin stated that after the Workshop, if you don’t agree with
42 what they are presenting, November 26th is when you say no, I don’t want to adopt this.
43 She stated that this doesn’t obligate us to anything other than being able to move forward
44 in the process. Otherwise, we don’t need any of the dates required to do this if, in fact, we
45 decide to do it.
46

1 Trustee Pennington stated that the meeting they had was to set out exactly what we are
2 talking about tonight. He stated that we didn't really know the specifics of it all until we
3 had that meeting. He stated that what we are doing now is just teeing it up so we can have
4 the Workshop and have the Ordinances either voted up or down on November 26th. He is
5 aware that it is a very short window.

6
7 Trustee Gibson stated that we will have an opportunity if we don't understand, or do not
8 agree, on November 26th to vote aye or nay. Trustee Pennington stated absolutely.

9 Trustee Waite stated that we have several opportunities. Trustee Ormsby and Trustee
10 Gibson stated that we have one opportunity. Trustee Waite stated that the final
11 opportunity is November 26th. Trustee Ormsby stated that is one. She is just interested in
12 getting information. She stated that we have two-months to make a decision on
13 \$10,000,000.00 worth of Bonds. She stated that is a lot for this Village and for her to get
14 her head around. She was not privy to the meeting. She stated that we have two-months
15 to make that decision. She is just questioning what is going on. Administrator Mekarski
16 stated that he would simplify the two-projects. Trustee Ormsby stated that Administrator
17 Mekarski didn't have to. He did a great job of laying it out.

18
19 Administrator Mekarski stated that the Road Project has been discussed for about a year
20 and a half. Trustee Ormsby stated that is understandable because Motor Fuel Tax pays for
21 that. The rest don't have a revenue source other than levying taxing. Administrator
22 Mekarski stated no that the Sanitary Sewer Project in Graymoor which is under a
23 Compliance Order has been discussed for over two-years. The Board made the initial leap
24 on that by borrowing \$500,000.00 of its General Fund which will be repaid by this Bond
25 to complete that project. Trustee Ormsby stated right. Administrator Mekarski stated that
26 the only other exception you have on that is to tell the residents that we are not going to
27 participate in that. The Village is going to fund it through an SSA or send the Code
28 Enforcement Officer and charge everybody the \$15,000.00 to \$20,000.00 and try to get
29 that done in two-years.

30
31 Trustee Gibson stated that the only thing that she had to say about this particular part that
32 we are not even considering tonight is that more than half of it ought to go to the
33 residents because they were delinquent. She stated that the delinquency and what has
34 happened in Graymoor for years, and years, and years, should not have happened in the
35 first place. Village President Meyers-Martin inquired of Trustee Gibson whether or not
36 she was referring to the ponds. Trustee Gibson stated that she is referring to the ponds.

37
38 Administrator Mekarski stated that is why it is a 50-50 program. He stated that the
39 situation with the Graymoor laterals is repeated in every single neighborhood. Trustee
40 Gibson stated that the newer Homeowners Associations may not have that. Administrator
41 Mekarski stated that is correct because they have the plastic, green pipe. Trustee Gibson
42 stated that the newer Homeowners Associations have to help pay for it. Administrator
43 Mekarski stated right. He stated that at the Public Hearing on November 13th you can
44 voice your opposition to going forward with any of these. The Board will have the
45 Workshop. He stated that you can say that you are not taking a formal vote until
46 November 26th, but you could announce your position at the Public Hearing. He stated

1 that if the Board wanted to kill that on November 13th, he could talk to the Bond Counsel.
2 He is sure that the Board can kill it on November 13th.

3
4 Trustee Waite inquired of Village President Meyers-Martin whether or not there was a
5 Motion. Village President Meyers-Martin stated that we haven't gotten to the Motions.
6 She stated that we are trying to provide some clarity as to what those Motions would
7 entail and what they mean as far as the Ordinances go. She stated that this is a timing
8 issue. She stated that if we don't begin by passing this Ordinance on First Reading, we
9 can't move to any other step because we don't have enough time to do it. She stated that
10 is why it is important to pass this. She stated that as in other things that we have done,
11 which she believes that the Board has done on faith, is that once the Board makes the first
12 step, and once the Board has the Workshop, she is confident that the Board will see that
13 all of the experts that the Board has worked with over the years can put the numbers in
14 place so that the Board can see what the big picture is. She stated that if you do not, or
15 you don't agree with it, that is when you say, no, I don't feel confident. I don't feel
16 comfortable with those numbers. She stated that to not do what we need to do in order to
17 get us to that point, puts us in a bad position because the Board will not be able to do the
18 work that needs to be done.

19
20 Trustee Nale stated that she believes that it is a critical situation and that we have to take
21 some action as soon as we possibly can.

22
23 Village President Meyers-Martin stated that there was a lot of conversation on how do we
24 fund this and how do we pay for this. Trustee Pennington stated that there was a whole
25 lot of conversation about that. She stated that with the insurance it took a while for us to
26 all get on the same page but eventually we got there. She is confident that the Board will
27 do that with this. She stated that if at the end of the day we don't, then you vote no.

28
29 Administrator Mekarski stated or at the meeting on November 26th you table the matters
30 and that will push all of the projects off into 2013 and 2014. He stated that is an option.

31
32 Trustee Waite stated that essentially what you are voting on is should we go forward on
33 investigating these four-projects. Village President Meyers-Martin stated yes.

34 Administrator Mekarski stated and getting public input. Trustee Waite stated that we are
35 just doing the investigatory part. We are not doing the final approval.

36
37 Trustee Pennington stated that his concern is how all of this is going to get funded too.
38 He stated that Trustee Ormsby brings up a very important point with respect to the
39 already increased revenues we had to increase water and sewer rates on. He stated that
40 was staggering but we had to do what we had to do. He stated that he hates to see us do
41 the same thing again here, but it might be the case unless we can identify additional
42 revenue streams to pull from. He stated that what we are doing tonight is teeing
43 everything up so we can proceed forward, and determine with some degree of specificity
44 how we are going to go from Ordinance #2012-16 through Ordinance #2012-19. He is
45 suggesting that to agree with Trustee Nale and Trustee Waite that we just tee this up and
46 go forward. He stated that we will have our Workshops to make sure that it works.

1 Administrator Mekarski stated that with the water portion and the Graymoor portion there
2 has already been a necessity to push those into the next Fiscal Year. The water issue,
3 because there are a lot of moving parts and the comparison that the Board has to make
4 with Oak Lawn versus Chicago Heights that will probably be pushed towards the end of
5 next year because you aren't going to be able to do an adequate Cost Benefit Analysis.
6 He stated that you are facing somewhere in the neighborhood of \$13,000,000.00 to
7 \$15,000,000.00 to contribute to Oak Lawn's Master Plan, plus our share of the
8 \$23,000,000.00 for redundancy. He stated that could have astronomical impacts to the
9 residents' water rates. The Board will be asked to compare that cost with what appears to
10 be a \$6,800,000.00 alternative with Chicago Heights. There are all kinds of qualitative
11 and quantitative issues. We have to tee it up to start the preliminary process, to get the
12 public input, to see if we have participation in Graymoor and the SSA. He stated that if
13 Graymoor doesn't want to participate in the SSA, what is the likelihood of this Board to
14 say that we should fund it 100%. Trustee Waite stated zero. Administrator Mekarski
15 stated probably zero. He stated that we will probably take off altogether.
16

17 Trustee Gibson inquired of Administrator Mekarski whether or not the percentages could
18 be different than 50-50. Trustee Pennington stated that we can set those percentages at
19 any level we might want to set them at. It could be 75 to 25, or 60 to 40. He stated that
20 we just happened to pick out a 50-50 joint venture SSA for this particular project. He
21 stated that the figures could be established at some other percentage figure.
22

23 Trustee Waite stated that as we are moving forward we might run across something we
24 hadn't anticipated and decide that we have to change the percentages. Trustee Pennington
25 stated that is true. Trustee Waite stated that we can't start working on the projects until
26 we agree tonight that we think these projects are worth investigating and we should move
27 forward on them.
28

29 Administrator Mekarski stated that the reason he gets so passionate about the sanitary
30 sewer is because violations of the Clean Water Act are compensable not only from a
31 public standpoint, but from a private standpoint. The Village President, the Village
32 Administrator, and all of the Trustees carry personal liability. He stated that if you allow
33 a Sanitary Sewer System to dump into a regulated stream like Butterfield Creek and not
34 take any aggressive action to get that stopped, the EPA, the IEPA, and the State Attorney
35 General can assess and fine the public governing unit, but everybody carries personal
36 liability on it, and it is not insured by IRMA. He stated that your assets and your house
37 are vulnerable as is the Village Administrator's. He stated that nobody can afford that. He
38 stated that you can't take lightly violations of the Clean Water Act. The Village is already
39 under a Compliance Order by the State Attorney General for one Sanitary Sewer
40 Overflow (SSO), and that is what required those two binders.
41
42
43
44
45

1 **Motion by Trustee Pennington, second by Trustee Nale to waive First Reading and**
2 **approve Ordinance #2012-16 – An Ordinance Authorizing the Issuance of General**
3 **Obligation Bonds (Alternate Revenue Source) of the Village of Olympia Fields,**
4 **Cook County, Illinois, in an Aggregate Principal Amount not to Exceed**
5 **\$1,700,000.00 (Series 2012A Project: Resurfacing Various Roadways – Revenue**
6 **Source: Motor Fuel Tax Funds.**

7
8 **Administrator Mekarski stated that it should say “Motor Fuel Tax Funds and Sales**
9 **Tax.”**

10
11 Trustee Gibson inquired of Administrator Mekarski what Sales Tax. Administrator
12 Mekarski stated that we are pledging that we have about \$120,000.00 in Motor Fuel Tax.
13 We are pledging \$100,000.00 of it for a period of 19-years. We are pledging about
14 \$23,000.00 of Sales Tax out of our \$600,000.00 that we collect. Trustee Ormsby stated
15 that is a moving slide, Sales Tax. Trustee Waite stated that is how we anticipate it now.
16 Administrator Mekarski stated that the rest is like \$30,000.00 Bond coverage from Sales
17 Tax which should not have to be utilized. It is basically on paper in any given year.

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

19
20 **Motion by Trustee Waite, second by Trustee Pennington to waive First Reading and**
21 **approve Ordinance #2012-17 – An Ordinance Authorizing the Issuance of General**
22 **Obligation Bonds (Alternate Revenue Source) of the Village of Olympia Fields,**
23 **Cook County, Illinois, in an Aggregate Principal Amount not to Exceed**
24 **\$1,500,000.00 (Series 2012B Project: Sewer Lining Improvements – Revenue**
25 **Source: Sewer and Water Fees).**

26
27 Trustee Pennington stated move for the last vote. Administrator Mekarski stated that he
28 wants to correct that. It was revised to \$2,100,000.00. That covers the \$500,000.00 that
29 was already put into the project in Fiscal Year 2010/2011. He stated that is how the
30 Notice of Intent in the paper is published, \$2,100,000.00. Trustee Ormsby inquired of
31 Administrator Mekarski why it wouldn't be just \$2,000,000.00 if it is adding the
32 \$500,000.00. Administrator Mekarski stated that you can't raise the amount once it is
33 issued. These are overcompensated. The dollar amount would go down once you get
34 more detailed engineering estimates.

35
36 Trustee Gibson stated that you already sent it to the newspaper saying that it is
37 \$2,100,000.00. Administrator Mekarski stated that the Notice in the paper is attached
38 right behind the Debt Service. It is \$2,100,000.00. He stated that they are deliberately
39 inflated because you always want to set it larger to anticipate contingencies and other
40 issues. He stated that ultimately when you get closer to the sale you can reduce it. He
41 stated that with the Country Club Water Project we reduced it right before Bond Sale by
42 some \$300,000.00.

1 **Motion by Trustee Oliver, second by Trustee Pennington to waive First Reading**
2 **and approve Ordinance #2012-17 – An Ordinance Authorizing the Issuance of**
3 **General Obligation Bonds (Alternate Revenue Source) of the Village of Olympia**
4 **Fields, Cook County, Illinois, in an Aggregate Principal Amount not to Exceed**
5 **\$2,100,000.00 (Series 2012B Project: Sewer Lining Improvements – Revenue**
6 **Source: Sewer and Water Fees).**

7
8 Administrator Mekarski stated that he wanted to make a note for the Public Record that
9 \$2,100,000.00 was properly published on the Agenda, and so there was no error on the
10 Agenda that is before you.

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

12
13 **Motion by Trustee Oliver, second by Trustee Pennington to waive First Reading**
14 **and approve Ordinance #2012-18 – An Ordinance Authorizing the Issuance of**
15 **General Obligation Bonds (Alternate Revenue Source) of the Village of Olympia**
16 **Fields, Cook County, Illinois, in an Aggregate Principal Amount not to Exceed**
17 **\$1,500,000.00 (Series 2012C Project: Detention Pond Naturalization Improvements**
18 **– Revenue Source: Sewer and Water Fees, and SSA Fees).**

19
20 Trustee Ormsby inquired of Administrator Mekarski which is correct, \$1,500,000.00 or
21 \$1,600,000.00. Administrator Mekarski stated that \$1,500,000.00 is correct. He stated
22 that it is as published on the Agenda.

23
24 Trustee Pennington stated that since we had a unanimous vote on the last two Motions, he
25 would move for acceptance based upon that vote on this Ordinance. He stated that since
26 we have already agreed on the first two, we move for acceptance of Ordinance #2012-18
27 unless someone wants to move against it. Village President Meyers-Martin stated that she
28 has already read the Motion. Trustee Pennington stated then let's take the vote.

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

30
31 **Motion by Trustee Oliver, second by Trustee Nale to waive First Reading and**
32 **approve Ordinance #2012-19 – An Ordinance Authorizing the Issuance of General**
33 **Obligation Bonds (Alternate Revenue Source) of the Village of Olympia Fields,**
34 **Cook County, Illinois, in an Aggregate Principal Amount not to Exceed**
35 **\$6,800,000.00 (Series 2012D Project: Water Main Construction – Revenue Source:**
36 **Sewer and Water Fees).**

37
38 Trustee Pennington stated that he was wondering if it was appropriate to move on this
39 since the first three are the most critical. Trustee Pennington inquired of Administrator
40 Mekarski whether or not the Board could suspend voting on Ordinance #2012-19,
41 because there is no absolute need to do anything on this one at this particular point in
42 time. Administrator Mekarski stated that you just have to start a brand new process when
43 you would be ready to do that. The Board could initiate that sometime at the beginning of
44 the next Fiscal Year. He stated that hopefully we will have some cost comparisons
45 between Oak Lawn and Chicago Heights.

1 Trustee Waite stated that he thought the Board should just go ahead and approve it.
2 Trustee Pennington stated that it was just a thought. Trustee Waite inquired of
3 Administrator Mekarski whether or not Ordinance #2012-19 was being published
4 tomorrow. Administrator Mekarski stated yes. Trustee Waite suggested that the Board
5 approve it so that there isn't something out there that hasn't been approved.
6

7 Trustee Ormsby stated that this is an incredibly complicated Ordinance. She tends to
8 agree with Trustee Pennington that the other three are going to take a lot of discussion.
9

10 Administrator Mekarski stated keep in mind from a citizen's standpoint; this is clearly the
11 most cost effective remedy to address what could potentially be a catastrophic condition
12 for the Village. The Village just got an estimate from Oak Lawn today that the Redundant
13 Water Supply that they are planning has an estimated price of \$23,000,000.00. It requires
14 the participation of Country Club Hills. They have indicated that they would not be
15 willing to participate, at least not now because they will possibly be connecting through
16 the Village of Flossmoor in the future through the City of Hammond in Indiana.
17

18 Trustee Ormsby stated that she is not arguing that. She stated that on its own it is so
19 incredibly complicated, that it should be addressed on its own. She stated that
20 \$6,800,000.00 is just a beginning.
21

22 Administrator Mekarski stated that what he is suggesting from a standpoint of keeping
23 your options open, you have three-years when you complete this process to initiate the
24 sale on the Bonds. At anytime during that three-year process the Board can kill it. He
25 stated that going through the process, opening up the dialog with the public which is
26 important to hear, because the public needs to know they will be facing major costs. It's a
27 requirement of ours to sign a new Master Agreement with Oak Lawn or look for an
28 alternate water supply.
29

30 Trustee Ormsby stated that she understands the importance of it. She is just saying that it
31 is complicated and it is an Ordinance that should be looked at on its own, as opposed to
32 in the mix with the other three.
33

34 Administrator Mekarski stated that as the Village Administrator at the Board Meeting on
35 November 26th, he would probably ask that the issue be tabled until additional
36 information can come forward from Oak Lawn and Chicago Heights. He stated that we
37 are already anticipating that this will be pushed off into the next Fiscal Year. He stated
38 that by initiating this process you at least get the Public Notice out and you can at least
39 get the dialog. He stated that we can begin the cost comparisons between the two
40 communities. It will help us in our negotiation process with the Village of Oak Lawn on
41 the Master Agreement. Village President Meyers-Martin stated that was one of the
42 strategies discussed. Trustee Pennington stated that we have discussed this in the past as a
43 Board. Trustee Ormsby stated that she would be comfortable if the Board can table it at
44 some point so we can really understand it. Trustee Pennington believes that the Board has
45 to move on this now. Trustee Ormsby stated that is a good point. Administrator Mekarski
46 stated that he would not recommend on November 26th to go on Bond Sale for this. The

1 Village has been asking Oak Lawn for three-months to provide data. He stated that
2 supposedly this week it is coming in. He stated that every week they said it is coming in.

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

4
5 Administrator Mekarski thanked the Board for their faith. He stated that we will honor
6 that faith with information. He stated that if there is any discomfort, we will table these,
7 pull these, or kill these.

8
9 **REPORT OF VILLAGE PRESIDENT:**

10
11 **211th Street Commuter Parking Lot Service Agreement** – Village President Meyers-
12 Martin stated that in the Board Packet is a Memo discussing the renewal of the 211th
13 Street Commuter Parking Lot Service Agreement. She stated that it is basically what we
14 have always had in place. The difference is the fee that is paid to the Village has
15 increased to \$620.00 per month from \$605.00. It covers all the costs incurred by the
16 Department of Public Works which provides the daily refuse collection. She stated that
17 this just speaks to the agreement between the Village and the Chicago South Suburban
18 Mass Transit District.

19 **Motion by Trustee Oliver, second by Trustee Ormsby to authorize the Village**
20 **President to execute Parking Lot Service Agreement between Chicago South**
21 **Suburban Mass Transit District (CSSMTD) and the Village of Olympia Fields for**
22 **the Lincoln Highway Transportation Center Commuter Parking Lot and Bus**
23 **Turnaround – Term: October 1st, 2012, through September 30th, 2013.**

24
25 Trustee Gibson inquired of Village President Meyers-Martin whether or not the
26 collection of the fee boxes is done by the Code Enforcement Officer. Trustee Pennington
27 stated not at 211th Street, just 203rd Street. Administrator Mekarski stated that they
28 process tickets at 211th Street but they no longer collect the fees.

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

30
31 **IDOT Correspondence Regarding Lincoln Highway and Western Avenue –**
32 **Reference No. 016-54415** – Village President Meyers-Martin stated that you have
33 another Memo in the Board Packet speaking to the IDOT Correspondence regarding
34 Lincoln Highway and the Western Avenue RedFlex Camera which is scheduled to be
35 completed in terms of the work and construction on December 1st, 2012. There is also
36 correspondence speaking to an Ethics Violation that occurred between RedFlex and the
37 City of Chicago.

38
39 Village President Meyers-Martin stated that this is the camera that the Board discussed
40 previously. The process was slow as always, but according to the correspondence they
41 are ready to complete the work on that camera on December 1st. She stated that the
42 camera at Orchard and Route 30 is out because of construction and probably will not
43 return.

44
45 Administrator Mekarski stated that is correct. He stated that when we received the news
46 from the Construction Manager that the Permit was approved and it required our

1 signature to process that, he was meeting with Trustee Ormsby. They called the
2 Construction Manager and Trustee Ormsby had asked him about the alleged Ethics
3 Violation that had occurred with RedFlex and the City of Chicago. There is
4 correspondence in the Board Packet from Jeffrey Logan who is the Construction
5 Manager's Supervisor. Administrator Mekarski had a lengthy conversation with Mr.
6 Logan. They provided a written Release regarding the City of Chicago incident. They
7 believe it was isolated. They have a very rigid Training Program along with Ethics
8 Courses that all of their employees take. After reading the document if anyone would like
9 to speak with Mr. Logan directly, he has provided his cell phone number, e-mail address,
10 and fax number. He would be happy to speak with any of the Trustees in detail about that
11 situation to assure you that kind of behavior is not tolerated and would not be allowed in
12 their corporation.

13
14 **Thank you Note – Nathan Manilow Sculpture Park** – Village President Meyers-
15 Martin stated that in the Board Packet is a copy of a “Thank you” that the Village
16 received regarding our donation to the Nathan Manilow Sculpture Park. She stated that
17 this was through the Golf Outing Fund. She stated that the Village provided a
18 sponsorship of a cart for their event.

19
20 Trustee Ormsby stated that she is incredibly grateful. Rich Township also donated and
21 had a cart. The fund supports the Sculpture Park that is at Governors State University.
22 Trustee Ormsby stated that it was a great event. There were over 150-people there. She
23 stated that it is wonderful to support regional assets that we have and the Sculpture Park
24 is certainly an asset. She thanked the Board for that decision.

25
26 Village President Meyers-Martin stated that we certainly like to support the arts and we
27 were very happy to do that.

28
29 **UNFINISHED BUSINESS:**

30
31 The Board did not have any Unfinished Business to discuss this evening.

32
33 **NEW BUSINESS:**

34
35 **Olympia Club** - Trustee Ormsby stated that she met with a representative of Olympia
36 Club at the request of the Village President. They have some issues with the care of the
37 boulevard and the right-of-way. They are not pleased with the way that Public Works is
38 taking care of that. Trustee Ormsby stated that Joe Alexa was at the meeting along with
39 Dawayne. Olympia Club is asking the Village to mow it and contain the clippings which
40 is a very big expense. Trustee Ormsby told them that she would bring back numbers to
41 them. She will do that at some point. She stated that they are very vocal on what they
42 want done there. Trustee Ormsby stated that she will be bringing it back to the Village
43 President. They do not want any clippings on Kedzie Avenue. She stated that Joe Alexa
44 is very vocal and refuses to contain the clippings. That is not something that they do. You
45 have to put a bag on the mower and you have to get rid of the clippings. It is not

1 necessarily good for the grass. The Village's Landscaper will give us a quote. Dawayne
2 had stated that if he mows and does it, it adds \$150.00 a week to his cost.

3
4 Village President Meyers-Martin inquired of Trustee Ormsby what their issue is with the
5 clippings. Trustee Ormsby stated that they don't like the way that it looks. It is mowed on
6 Friday. They are trying very hard to market their area and it looks unkempt to them. It
7 doesn't look tidy. Trustee Ormsby assured them that the Board is very proud of that
8 project. She stated that all of us with the exception of Trustee Waite were sitting on the
9 Board when we were awarded the Project of the Year for that. She stated that we want it
10 to be as pristine as possible. It is a project that we are very proud of. She stated that the
11 Village fertilizes, we mulch the trees, and we edge the trees. It is the mowing that they
12 don't want. They want the Village to step into their ponds, etcetera. She is going to get all
13 of the numbers that they asked for. She will meet with Olympia Club first. Then she will
14 bring it back to Village President Meyers-Martin. She is aware that the Village President
15 has gotten complaints about it. Trustee Ormsby wants Village President Meyers-Martin
16 to know that she had that meeting and she is addressing it.

17
18 Village President Meyers-Martin stated that she didn't hear anything about the clippings.
19 All she heard about was the weeds. Trustee Ormsby stated that the weeds are not in the
20 parkway. They are more around the pond and that is not ours.

21
22 Trustee Gibson inquired whether or not the pond at Olympia Club was the Village's
23 responsibility. Trustee Ormsby stated that it is not. It is the responsibility of the
24 Homeowners Association. She stated that during the summer we could not fertilize and
25 weed kill because of the drought. She stated that at the meeting the representative agreed
26 that it wasn't so much the grass as it was the clippings.

27
28 Village President Meyers-Martin stated that I think the Village is a little unhappy with
29 them because they don't run their pump in their pond. Trustee Ormsby asked them to
30 mulch because they weren't mulching around their entryway. They want an entryway like
31 Wysteria. Trustee Ormsby had stated to the representative of Olympia Club that Wysteria
32 pays for that. Village President Meyers-Martin stated that we should have someone from
33 Wysteria talk to them about how costly it is.

34
35 Trustee Gibson stated that her husband has spoken with Mr. Langon who is the President
36 of the Olympia Club Homeowners Association. Dr. Gibson had informed Mr. Langon
37 that the people in Wysteria paid \$350,000.00 to do their pond. They pay everything that
38 they can to make their area nice because it is their responsibility. Dr. Gibson suggested
39 that the people in Olympia Club do that too because they have residents and Association
40 Fees.

41
42 Trustee Waite inquired whether or not the Village paid for the resurfacing of their street.
43 Trustee Ormsby stated that we did do that and the Village was not obligated to do that. It
44 was the obligation of the developer to do that. She did not bring that up at the meeting.

1 **November 12th Scheduled Holiday – Consideration of Postponing the Board of**
2 **Trustee Meeting to Tuesday, November 13th** – Village President Meyers-Martin stated
3 that under New Business we have discussion because November 12th which is our next
4 regular Board Meeting, Village Hall will be closed because it is Veterans Day. She is
5 asking for the Board to consider moving that meeting to Tuesday, November 13th because
6 we do have a lot of business that we have to take care of so we don't want to cancel the
7 meeting altogether.

8
9 Trustee Pennington stated that he has a conflict on the 13th, but he will try to get out of it.
10 Trustee Ormsby stated that she has a conflict with the 13th all day long. Trustee Waite
11 stated that he has a conflict but he may be able to get out of it.

12
13 Administrator Mekarski stated that we just scheduled the BINA Hearing on November
14 13th. He stated that if the Board decides to hold the regular business meeting on the 12th,
15 we will still hold a Special Meeting for the Public Hearing on the 13th

16
17 Village President Meyers-Martin stated that the Public Hearing is to get input from the
18 audience. No action will be taken that night. Administrator Mekarski stated that we can
19 have some of our experts at the Public Hearing. Village President Meyers-Martin stated
20 that we can still hold the Board Meeting on the 12th, but the Public Hearing will be on the
21 13th when we hear from the audience. Trustee Pennington stated that it is an important
22 meeting on the 12th.

23
24 Village President Meyers-Martin asked Administrator Mekarski to let the Board
25 Members know when he can gather that team together before the 12th.

26
27 Administrator Mekarski stated that BINA Hearings are typically a 10, 15-minute process
28 before your meeting starts. The idea was to try to combine the Board Meeting with the
29 BINA Hearing and do it on Tuesday leaving the holiday on Veterans Day.

30
31 Village President Meyers-Martin inquired of the Board whether or not there is a
32 consensus to hold the Board Meeting on Tuesday, November 13th in conjunction with the
33 BINA Hearing. She inquired whether or not the Board wanted to have two separate
34 meetings. Everybody can make the Board Meeting on November 12th. She stated then
35 just have the BINA Hearing on November 13th, because it has been published, or
36 combine the Board Meeting with the BINA Hearing on November 13th.

37
38 **Village President Meyers-Martin stated all in favor of holding the Board Meeting on**
39 **Monday, November 12th signify by saying aye.**

40 **Voice Vote: Ayes (6-0)**

41
42 **Village President Meyers-Martin stated that we will have our Board Meeting on**
43 **Monday, November 12th and the BINA Hearing will be Tuesday, November 13th,**
44 **both start at 7:00 P.M.**

1 Trustee Pennington inquired of Trustee Ormsby whether or not she could participate in
2 the BINA Hearing on November 13th telephonically. Trustee Ormsby stated that she
3 didn't believe so but she thanked Trustee Pennington for asking.

4
5 **RESIGNATIONS AND APPOINTMENTS:**

6
7 Village President Meyers-Martin stated that she did not have any Resignations or
8 Appointments this evening.

9
10 **EXECUTIVE SESSION:**

11
12 **To Discuss Matters of Personnel – Open Meetings Act Section 5ILCS120/2(c)(1) –**

13
14 **To Discuss Matters of Pending Litigation – Open Meetings Act Section**
15 **5ILCS120/2(c)(11) -**

16 **Motion by Trustee Oliver, second by Trustee Pennington to go into Executive**
17 **Session at 10:06 P.M. to Discuss Matters of Personnel according to the Open**
18 **Meetings Act Section 5ILCS120/2(c)(1) and to Discuss Matters of Pending Litigation**
19 **according to the Open Meetings Act Section 5ILCS120/2(c)(11).**

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

21
22 Village President Meyers-Martin stated that we will not take any action once we come
23 back to Open Session.

24
25 **RETURN TO OPEN SESSION:**

26
27 **Motion by Trustee Pennington, second by Trustee Nale to go back into Open**
28 **Session at 11:08 P.M.**

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

30
31 **ADJOURNMENT:**

32
33 **Motion by Trustee Pennington, second by Trustee Oliver to adjourn at 11:08 P.M.**

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

35
36 **Respectfully submitted by Faith Stine.**