

1 **MINUTES OF THE VILLAGE OF OLYMPIA FIELDS**
2 **MEETING OF THE BOARD OF TRUSTEES**
3 **Held on October 26, 2015**

4
5 The Regular Meeting of the Board of Trustees was held on Monday, October 26th, 2015, at the
6 Linzey D. Jones Municipal Building and was called to order by Village President Debra Meyers-
7 Martin at 7:00 P.M. The assembly recited the Pledge of Allegiance. Administrator
8 Mekarski/Village Clerk called the roll.

9
10 Present: Trustees – Gibson, Nale, Pennington, Byrd, Hudson, and Waite
11 Village President Debra Meyers-Martin
12 Village Administrator/Village Clerk, David Mekarski
13

14 Absent: None.
15

16 **APPROVAL OF MINUTES:**

17
18 **Motion by Trustee Nale, second by Trustee Pennington to suspend with the reading of the**
19 **Minutes of October 13th, 2015.**

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

22 **Motion by Trustee Pennington, second by Trustee Nale to approve the Minutes of October**
23 **13th, 2015, as presented.**

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

26 **BILLS FOR APPROVAL:**

27
28 Village President Meyers-Martin stated that you have before you tonight Bills for Approval in
29 the amount of \$84,974.47. There is a Cover Memo in the Board Packet designating the more
30 significant payouts.

31
32 Trustee Pennington stated that he did not receive the Bills to Approve for Planning, the Teska
33 Associates billing. He stated that it is probably an oversight. It was not in his Board Packet.
34

35 Trustee Waite inquired of Trustee Pennington whether or not it is on the list. Trustee Pennington
36 stated that it is on the list. He would not have said it if it wasn't on the list. Administrator
37 Mekarski stated that it is associated with TIF II, Olympia Corners. It is associated with the
38 activities to transfer the property to our preferred developer, and to work with the preferred
39 developer on a number of TIF scenarios for some of the big box and mid box retail that he is
40 looking at. He believes it is just an oversight. Administrator Mekarski stated that he will make
41 sure that it is corrected in the future. Trustee Pennington thanked Administrator Mekarski.

42 **Motion by Trustee Pennington, second by Trustee Byrd to approve the payment of Bills for**
43 **October 26th, 2015, in the total amount of \$84,974.47.**

44 **Roll Call: Ayes (6-0) Motion Carried.**
45

46 **COMMUNICATIONS & PETITIONS:**

47
48 Village President Meyers-Martin opened Communications & Petitions at 7:03 P.M.

1 **Inquiries on the Water Bill with respect to Cleaning of Ponds** - Mrs. Patricia Hopkins stated
2 that she is new to the Village of Olympia Fields. The reason that she is here tonight is because
3 there were rumors that the water bill is going to be increased by \$100.00 per month to cover the
4 pond cleaning that the Village has set up. She doesn't know if that is true or false. She didn't get
5 a chance to talk to anybody about it.
6

7 Trustee Waite inquired of Mrs. Hopkins where the pond is. Mrs. Hopkins stated the ponds that
8 are in Graymoor and one other area. She stated that all the residents would be charged this
9 money to pay for the service to clean the ponds. She inquired whether or not that is true.
10

11 Village President Meyers-Martin stated that in part what you heard is not true, but it was
12 discussed about a Storm Water Management Fee. That would have been assessed to all of the
13 residents initially to cover a Storm Water Management Analysis of the entire Village. It wasn't
14 just ponds. It was to address flooding throughout the Village in every subdivision where that
15 occurs to any degree. That was not voted on because we had a meeting with all of the Presidents
16 of the Homeowners Associations and the public at large to talk about whether or not there was
17 any support for that type of strategy to address Storm Water Management. What was agreed
18 upon generally, in terms of a consensus, was that there is a need for a Storm Water Management
19 Analysis, which would be in phases based on surveys to find out where the severest flooding
20 takes place, and where those issues need to be addressed. She stated that nothing was decided in
21 terms of when that would actually take place, or even what that fee would look like. It was
22 discussed.
23

24 Village President Meyers-Martin stated that she is happy that Mrs. Hopkins came to find out
25 what really is going on as opposed to in terms of her thought that that is what was going to occur.
26 It was discussed. It was a more comprehensive fee that would cover not only the Analysis but
27 Storm Water Management, addressing pond issues, and all those types of things associated with
28 that. Nothing has been decided. Nothing definite is in place.
29

30 Mrs. Hopkins inquired whether or not this is just for the Study and not the actual work. Village
31 President Meyers-Martin stated that the initial fee was to address the Study. The Study is costly,
32 especially when it is a Comprehensive Village-wide Study. She stated that it really has never
33 been done. There are only two subdivisions where anything was ever addressed in terms of an
34 Analysis. It would have to be the entire Village. The original discussion was related to paying for
35 the Analysis. Once we have the Analysis we would know the level of work that needed to be
36 done. Then we would decide if, in fact, there was support for that that we would move forward
37 with whatever work needed to be done based on how we would pay for it. We never embark on
38 anything in terms of a project, a strategy, until we know where we are going to get the money
39 from.
40

41 Mrs. Hopkins stated that's fair. She was wondering where the Village is going to get the money
42 from should it have to do this. She inquired whether or not the entire Village would have to pay
43 for it, or the water bill would increase. She is new here. Already she is seeing much more than
44 she thought it was going to be.
45

46 Village President Meyers-Martin inquired in terms of water fees. Mrs. Hopkins stated yes.
47 Village President Meyers-Martin stated that we have said this on many occasions. Unfortunately,
48 because of just the properties of water supply, and water demand, and water delivery, we will

1 never go back to having cheap water. We have to get it from Lake Michigan. She stated that
2 Lake Michigan water is costly. Our supply comes from Oak Lawn which comes from Chicago.
3 They are in the midst of a huge rehab of their entire system which we then are responsible for
4 our share which is around \$6,000,000.00. Administrator Mekarski stated that it is about 3.5% of
5 a \$160,000,000.00 to \$180,000,000.00 rebuild.

6
7 Village President Meyers-Martin stated that we have looked at other sources like Chicago
8 Heights who gets their water from Hammond. We've had several conversations with them. The
9 point is that we have to address several issues. She stated that one of them being capacity, one of
10 them being redundancy, and one of them being how that delivery is going to look in terms of
11 being able to supply and sustain water delivery in the Village of Olympia Fields. It's a lot of
12 things going on. Water is never going to be cheap. She doesn't believe that anybody in the
13 Village wants to go back to well water, which we had once upon a time long ago. That is where
14 water rates are more in line with what we are use to if you live in a town that has well water.

15
16 Mrs. Hopkins stated that she believes that answers her question. She will continue to read the
17 fliers that come out so she can try to get an understanding of exactly what the Village President
18 is referring to.

19
20 Mrs. Hopkins stated that you keep talking about floods in the neighborhood. She inquired
21 whether or not Olympia Fields has had a lot of flooding. Village President Meyers-Martin stated
22 that is in question because there is flooding in certain subdivisions based on how those properties
23 sit. When we had the meeting, Mr. McDonnell was saying that over the years that he has been
24 here, he has had exactly four calls that talk about houses flooding. Administrator Mekarski stated
25 that Mr. McDonnell has been here about six-years.

26
27 Village President Meyers-Martin stated yes, there is pooling and ponding of water. That has to
28 do with some of the swales. She is not an engineer. It has a lot to do with many things that need
29 to be addressed. The severity of the flooding is not what the Village has been led to believe.

30
31 Trustee Waite stated that he thought maybe Mrs. Hopkins was getting water confused with the
32 Pond Program that we put together where Graymoor is going to amortize that over a whole
33 bunch of years. He stated that you might check with your Homeowners Association.

34
35 Village President Meyers-Martin inquired of Mrs. Hopkins what subdivision she lives in. Mrs.
36 Hopkins stated Olympia Fields East. Trustee Waite thought that she had stated Graymoor. Mrs.
37 Hopkins stated that the ponds that were supposed to be fixed, she heard there were two ponds in
38 the whole unit of Olympia Fields.

39
40 Village President Meyers-Martin stated that came up. She thanked Mrs. Hopkins for coming. She
41 stated that anytime you have a question, if you can't make it to the Board Meeting and ask, then
42 please call Village Hall. She stated that David Mekarski is a good source. He is here every day to
43 address any questions that you might have. She stated just so there is clarity and factual
44 information.

45
46 Administrator Mekarski stated that he would be happy to sit down with Mrs. Hopkins and have a
47 cup of coffee with her, and bring in Jim Landini from Public Works and go in detail. Village

1 President Meyers-Martin stated to the point that you are like, “No. Stop.” Village President
2 Meyers-Martin closed Communications & Petitions at 7:12 P.M.

3
4 **CONSENT AGENDA:**

5
6 **A. Recommendation for Payment of Invoice #21533 to Suburban General**
7 **Construction, Inc. for work completed in connection with the Manhole Emergency**
8 **Repair near 14 Graymoor Avenue – Payment Request #1 & Final (Project No. 12-**
9 **677.04) in the amount of \$36,604.00.**

10
11 Village President Meyers-Martin stated that we will move to Item 5(A) on the Consent Agenda.
12 She stated that Consent Agenda Items are items that are considered to be routine by the Village
13 and only need to be enacted by one Motion. She stated that Item 5(A) is the recommendation for
14 payment of Invoice #21533.

15 **Motion by Trustee Waite, second by Trustee Byrd to approve the payment of Invoice**
16 **#21533 to Suburban General Construction, Inc.**

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

18
19 **FINANCE:**

20
21 **Audit -** Trustee Byrd stated that he does not have a Formal Report for Finance this evening. The
22 Finance Committee did meet for the Audit on Wednesday. He assumes that report will be
23 coming to the Board soon.

24
25 **Educational Commission – Appointment of Regional Representative –** Trustee Byrd stated
26 that he has a Report from the Educational Commission from the October 6th meeting. The
27 Commission discussed the Mini Grants which are being planned for the coming year. The
28 package is being put together to be sent to the Seven School Districts which are in the Olympia
29 Fields area. The Commission established a Subcommittee for the Scholarship Program for the
30 Village President’s Golf Outing. The Commission will be working on that. The discussion was
31 how to distribute the Scholarship Applications to the schools. It was suggested that an
32 Application be placed inside the Village’s Newsletter. Everyone in the Village would receive the
33 Application to apply for the Scholarship through the Newsletter.

34
35 Trustee Byrd stated that the Commission also discussed term limits. He thought that
36 Administrator Mekarski handled that very well in describing that. Trustee Byrd believes that is
37 due to the fact the Village President is appointing individuals to a certain term. He stated that it
38 was a staggered term when the Commission first started.

39
40 Administrator Mekarski stated that is correct. The Village President is making the appointment
41 indicating that the appointment continues until such time the Board makes a decision on a new
42 appointment. Then we don’t have the situation where any of our members are out of expiration.

43
44 Trustee Byrd stated that someone brought up about the Marching Band Festival. He didn’t know
45 if anyone had a chance to attend that on October 17th. Rich Central and the other Rich Schools
46 were a part of that. Rich Central received First Place in the Bud Billiken Parade. It is always
47 good to have positive things about the School System out there instead of all the negative things
48 that we get.

1 Trustee Byrd stated that there was a discussion about having a small reception in December with
2 the Commission, Principals, and Superintendants of some of the schools. It would be an informal
3 type of meeting where we can sit down and have a discussion about education in the schools and
4 how it would affect the Village.

5
6 Trustee Byrd stated that on the Agenda is the appointment of a Regional Representative. There
7 was a discussion about having the Village President meet with different people from the
8 Villages. It could be a Village President or a Superintendent from the School District, in order
9 for you to get them to participate more in the Educational Commission. He stated that out of the
10 11 people on the Educational Commission, nine of them might be from Olympia Fields. We are
11 trying to get more participation from Country Club Hills, Matteson, Park Forest, and Chicago
12 Heights. The Commission believes that the Village President is the best person to contact some
13 of those individuals in order to see if the other Villages could appoint somebody to sit on the
14 Educational Commission.

15
16 Administrator Mekarski stated that we represent seven School Districts. Those seven School
17 Districts cover multiple, Municipal jurisdictions. It is very difficult to formulate change in any of
18 the Districts without getting political and community support from the other Municipalities. In
19 the Rich Township High School District we are a very small population that feeds into that
20 District. Any policy change of that District needs not only the support of Olympia Fields, but the
21 support of all the Municipalities that feed into it. That includes: Matteson, Richton Park, Park
22 Forest, Country Club Hills, and a little touch of Tinley Park. We have taken away restrictions in
23 our Ordinance which limit the number of Regional Representatives. We have 11 out of 15 local
24 representatives. The idea is that the Commission could complement its mission if the Village
25 President asks some of the surrounding Mayors to appoint a citizen that we could bring up for
26 nomination and have a vote by this Board. That Representative would almost act like a Liaison
27 to the community, and hopefully could build consensus with the other communities to motivate
28 change.

29
30 Village President Meyers-Martin stated that when Superintendent Leak was in place she had an
31 Elected Officials Committee which was comprised of the Mayors from the District. The
32 Committee was comprised of: Village President Meyers-Martin, Mayor Ostenburg, Mayor
33 Ashmore, Mayor Reinbold and Mayor Welch. At the time Mayor Welch was not completely
34 active. There is a new Mayor in Country Club Hills now, Mayor Ford. He is very engaged and
35 very interested in not only the schools, but Economic Development and certainly water issues
36 because we do share the end of the pipeline with them. There was a huge interest from the
37 Elected Officials. She believes that they would probably be enthusiastic and receptive to that
38 kind of concept of naming someone. Village President Meyers-Martin inquired of Trustee Byrd
39 whether or not the Commission has a timeline. Trustee Byrd stated that no timeline was
40 discussed. Administrator Mekarski stated that there was no timeline. Village President Meyers-
41 Martin stated that she is willing to do that. Trustee Byrd thanked Village President Meyers-
42 Martin.

43
44 **BUILDING:**

45
46 Trustee Hudson stated that she did not have a Formal Report this evening.
47
48

1 **PLANNING:**

2
3 Trustee Pennington stated that he did not have a Formal Report this evening with respect to
4 Planning.

5
6 **Veterans Breakfast at Brookdale** - Trustee Pennington wanted to advise the Board and the
7 audience about two important events that are coming up in the month of November. They are
8 being sponsored by the Olympia Fields Veterans Committee. They will be having a breakfast at
9 the Brookdale Senior Living Center on Tuesday, November 10th. The purpose of that meeting is
10 to draw all of the Veterans not only from Brookdale, which there are over 60, and the Veterans in
11 the Village of Olympia Fields, but also the Veterans in the region to come out and learn more
12 about the benefits that are available for Veterans. One of the things that the Veterans Committee
13 has found that is lacking in the region is the identification of Veterans benefits that are due and
14 owing the Veterans. He stated not only from the Korean War and Vietnam, but also Desert
15 Storm, Iraq, and Afghanistan. They are beginning to see more and more of those Veterans
16 seeking benefits and information. The purpose of the Brookdale Meeting on November 10th is to
17 give information regarding benefits.

18
19 **Veterans Day Celebration** - Trustee Pennington stated that the following day, November 11th,
20 is our annual Olympia Fields Veterans Celebration. They are holding that in conjunction with the
21 Olympia Fields Park District. He stated that we invite all Veterans here in the Village, as well as
22 in the surrounding regional area to join with us on November 11th for that celebration. It is a fine
23 celebration. It has grown in numbers. The Village President is a staunch supporter of that event.
24 Chairman Joe Martin, who is in the audience, is the Chairman of the Veterans Committee. He is
25 a strong leader in that particular event. We invite all Veterans. If you know a Veteran in the
26 Village and he or she does not have any place to go on the 11th or the 10th, invite them to
27 Brookdale on the 10th, and to the Barn on the 11th. It is going to be fun. We are going to have a
28 lot of activities especially with the Brookdale event with the Benefits Symposium. The
29 Brookdale event will start at 9:00 A.M. The Veterans Day event starts at 11:00 A.M. Mr. Martin
30 stated that he has to check. He thought it might be 10:00 A.M. but probably 11:00 A.M. Trustee
31 Pennington stated that we will say 10:00 A.M. just to be on the safe side. Come one, come all. If
32 you know a Veteran, invite the Veteran to these events.

33
34 **PUBLIC WORKS:**

35
36 **2015/2016 Metra Snow Removal Contract – 203rd Street Metra Parking Lot and 203rd**
37 **Street Bike Path – Approval of Bid Award and Authorization to Execute Contract** – Trustee
38 Waite stated that he has two items. He stated that we have Bids for snow removal. There are two
39 Bids. The lowest and best Bid was from Top Gunn Landscaping. We had budgeted \$20,000.00
40 for this year. The Bid from Top Gunn was \$24,100.00. It is \$4,100.00 more than budgeted. We
41 recommend that we use the additional \$4,100.00 from the Metra Fund which has a surplus.
42 **Motion by Trustee Waite, second by Trustee Byrd to accept the Bid Award**
43 **Recommendation as prepared by Jim Landini, Public Works Director, for 203rd Street**
44 **Metra Parking Lot and 203rd Street Bike Path for Calendar Year 2015/2016 to Top Gunn**
45 **Landscaping in the amount, not to exceed \$24,100.00, which represents the lowest and best**
46 **Bid; meeting all specifications as required under this project; authorize the Village**
47 **President to execute all contractual documents therein; and authorize the Finance Director**

1 **to transfer \$4,100.00 from the Metra Fund Balance to augment the \$20,000.00 Line Item**
2 **under the Metra Fund Cost Center.**

3
4 Trustee Pennington inquired whether or not we know what the balance of the Metra Fund
5 Account is. It doesn't say in the Memo that there are sufficient funds available. He is just
6 curious. Administrator Mekarski stated that there are sufficient funds available. He doesn't have
7 that fund balance with him.

8
9 Village President Meyers-Martin stated that we asked Cindy before this was even proposed if, in
10 fact, there were funds to cover that.

11
12 Trustee Pennington suggested that if we do this on a continuing basis, or if this should happen
13 again, that in our Memorandums we have evidence that there is sufficient funding available. He
14 stated that if we are going to do any type of Interfund transactions we should have that
15 denominated here in the Memorandum so there will be no issue.

16
17 Administrator Mekarski stated that is an excellent suggestion. Trustee Byrd stated that he agreed
18 with that. Administrator Mekarski stated that it is somewhere in the neighborhood between
19 \$200,000.00 and \$300,000.00. We had approximately \$350,000.00. We budgeted this year
20 monies to do the new expansion of the park prior to the U.S. Amateur by the walkway to the
21 tunnel. That was \$12,000.00. It was \$18,000.00 for redoing the entire beds and the lot. Mr.
22 Landini will get the number of the Metra Fund Balance from Cynthia in the morning.
23 Administrator Mekarski stated that they can e-mail it to the entire Board. In the future we will
24 have that in the Board Packet.

25
26 Trustee Byrd stated that the lowest Bid isn't always the best Bid. We went through that last year
27 by having the lowest Bid, which wasn't exactly the best Bid because the person did not finish the
28 job and took care of the business from last year removing the snow. He is looking at the
29 Certificate of Liability Insurance here. There is no Workmen's Compensation on the Certificate
30 which is a great liability to the Village if it doesn't have Workmen's Compensation. Trustee
31 Pennington stated that he noticed that too.

32
33 Mr. Landini stated that he has all of his insurance. He is the current landscaper who is taking care
34 of the Metra Lot right now. We have his insurance on file with the Village. He can get a copy of
35 that sent over to Trustee Byrd.

36
37 Trustee Byrd stated that his concern is it is not here so we don't see it. We are voting to give him
38 this Bid without a proper Certificate.

39
40 Village President Meyers-Martin inquired of Mr. Landini whether or not there is a proper
41 Certificate in his possession that he provided to you. Mr. Landini stated yes, we have it on file
42 with the Village. Village President Meyers-Martin stated that he is designating that he has that
43 Certificate.

44
45 Trustee Pennington stated that there is a potential problem with that because the Certificate, if it
46 is an old Certificate, it is probably expired. This is an April 15th Certificate. That is absent the
47 Workers Compensation. He doesn't think that the Village can rely upon a past Certificate of

1 Insurance over an expired Certificate of Insurance, just to say that this particular vendor has
2 insurance.
3
4 Administrator Mekarski suggested that if you would like to consider this tonight, you could just
5 add a semicolon to the Motion and add “Subject to a current Certificate of Insurance being filed
6 with the Village, meeting all of the Village’s specifications and requirements as set forth by
7 IRMA, our Village’s Risk Liability insurer and the Village Attorney.” Administrator Mekarski
8 stated that with that condition, Jim Landini can get the Certificate of Insurance from Top Gunn
9 and forward it to our representative from IRMA and Judy Kolman. We have the specifications on
10 file and we are covered.
11
12 Trustee Byrd inquired that when they receive these Bids, aren’t they told what they are suppose
13 to have. Mr. Landini stated that it is in the Bid Packet, yes. Trustee Byrd stated that this is the
14 second or third time he has seen this. Why do the contractors not give you what you ask for? And
15 why aren’t they disqualified if they don’t give you what you asked for? Mr. Landini stated that is
16 his mistake.
17
18 Faith, the Recording Secretary read back the suggested addition to the Motion as stated by
19 Administrator Mekarski as follows: “Subject to a current Certificate of Insurance being filed
20 with the Village, meeting all of the Village’s specifications and requirements as set forth by
21 IRMA, our Village’s Risk Liability insurer and the Village Attorney.” Trustee Byrd stated that
22 he is concerned because the Administrator can’t make a Motion. So who is going to do that?
23
24 Trustee Pennington stated that we really don’t need all of that. The only thing we need is a
25 current Certificate of Insurance. All Top Gunn has to do is provide Mr. Landini with its current
26 Certificate of Insurance. That is it. If they have, in fact, a Certificate of Insurance currently, and
27 they are insured, and there is a Workers Comp on there. It has already been approved by the
28 State because they have insurance in place. We don’t need to have it subject to the wording of
29 our legal counsel or IRMA because it is already a part of the State requirement for Workers
30 Compensation and Commercial Insurance. Trustee Pennington stated that we don’t need all that
31 verbiage. He stated to just have Top Gunn provide us with a current Certificate of Insurance
32 period.
33
34 Trustee Waite believes that the first step is to check the file and see if we have a current
35 Certificate of Insurance. Trustee Pennington stated that it is not current because it is not in here.
36 This is the current one dated 4-25-15. This is not a current Certificate of Insurance.
37
38 Trustee Byrd inquired of Mr. Landini when the Bids were due in. Mr. Landini stated that they
39 were due October 5th. Trustee Byrd stated that he should have had something dated from October
40 and not April.
41
42 Village President Meyers-Martin inquired of Mr. Landini whether or not the Certificate that is in
43 the Packet is the only one that he received. Mr. Landini stated yes.
44
45 Trustee Pennington stated that he wanted to amend the Motion to add “subject to Top Gunn’s
46 presentation of a current Certificate of Insurance including Workers Compensation.” Trustee
47 Waite agreed with the amendment. He stated that quite often insurance policies run for a year

1 and there is going to be a gap. He stated that there may not be a gap. It says here, “April 15th,
2 2016.” This is a current Certificate of Insurance. It may not be the one that you want.

3
4 Trustee Pennington stated that there is no Workers Compensation coverage on there. He stated
5 that to him, Workers Compensation is not available. Village President Meyers-Martin stated that
6 it is a good Motion because it does include the requirement of a Workmen’s Comp Certificate.

7 **Motion by Trustee Waite, second by Trustee Byrd to amend the Motion to read as follows:**

8
9 **Motion by Trustee Waite, second by Trustee Byrd to accept the Bid Award**
10 **Recommendation as prepared by Jim Landini, Public Works Director, for 203rd Street**
11 **Metra Parking Lot and 203rd Street Bike Path for Calendar Year 2015/2016 to Top Gunn**
12 **Landscaping in the amount, not to exceed \$24,100.00, which represents the lowest and best**
13 **Bid; meeting all specifications as required under this project; authorize the Village**
14 **President to execute all contractual documents therein; and authorize the Finance Director**
15 **to transfer \$4,100.00 from the Metra Fund Balance to augment the \$20,000.00 Line Item**
16 **under the Metra Fund Cost Center; subject to Top Gunn’s presentation of a current**
17 **Certificate of Insurance including Workers Compensation.**

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

19
20 **MWRD Sewer Infiltration & Inflow Report** – Trustee Waite stated that there is another item
21 that has to do with the MWRD Control Program which has to do with Watershed Management.
22 He stated that it is not a big deal but it is something that absolutely has to be done by law. Mr.
23 Landini has been working on this and is more familiar with it.

24
25 Mr. Landini stated that this is a new Ordinance by the MWRD (Metropolitan Water Reclamation
26 District). It is a Watershed Management Ordinance. It requires all satellite communities with a
27 separate Sewer System to reduce inflow and infiltration. The main goal is to reduce the amount
28 of basement backups, sanitary sewer overflows, and wet weather flows to the MWRD Waste
29 Water Treatment Plants and to come into compliance with MWRD’s NPDES permit condition,
30 which is National Pollutant Discharge Elimination System. The MWRD is requiring that all
31 satellite communities, which we are one of, complete this task by March 1st, 2016. This is a new
32 regulation. It is not something that we can opt out of. This has to be done. It will entail short-
33 term requirements and annual reporting similar to the Storm Water Management reporting that
34 we do from year to year. We have to submit maps of our most at risk areas for sanitary sewer
35 overflows or basement backups. That will be data compiled over the past. This is a good thing
36 for the Village, being that Olympia Fields has been extremely proactive in inflow and
37 infiltration. We will get credit for work that has been done from 2009 through 2014, which is far
38 more than any Village that he knows of. Both engineering groups that Bid on this said the same
39 thing, that the Village is far ahead of the curve which will serve the Village very well going
40 forward with the cost of this kind of work. Mr. Landini is recommending Robinson Engineering
41 to contract them for this. They had the lowest Bid at \$8,500.00. They are very familiar with the
42 Village’s most extensive inflow and infiltration project, the Graymoor Project, which will be
43 huge for the Village in this reporting. He believes that a Motion will be needed because this is an
44 unbudgeted item being that it is a new regulation. It will come out of the Sewer Fund.

45
46 Village President Meyers-Martin stated that unfortunately this is becoming the trend that
47 Villages, Municipalities are having to deal with these unfunded mandates. They leave it up to us
48 to figure out how we are going to pay for these mandates that come down both through the

1 County and the State. This is unfortunate, but it is a requirement. She stated that years ago, going
2 back to probably early 2011 when MWRD became more proactive in their guidelines and
3 requirements for I and I (inflow and infiltration), that if you were not being proactive you were
4 subject to fines, and fines on a daily basis. That is why we have that excellent advice to start
5 addressing these issues. Robinson is correct; we are ahead of the curve. She is very thankful that
6 we did decide to do that five-years ago.

7 **Motion by Trustee Byrd, second by Trustee Gibson to accept the recommendation from**
8 **Jim Landini, Public Works Director to contract with Robinson Engineering to assist the**
9 **Village of Olympia Fields in the completion of MWRD Infiltration & Inflow Monitor and**
10 **Reporting Requirements for the Village’s Sanitary Sewer System, consistent with the Scope**
11 **of Services, dated October 21, 2015; and authorize the Finance Director to transfer, not to**
12 **exceed \$8,500.00, from the Sanitary Sewer Unencumbered Fund Balance to the Sanitary**
13 **Sewer Consultant Services Line Item to finance the required unbudgeted expenditure.**

14
15 Village President Meyers-Martin stated that from now on this will be part of our Budget Cycle
16 because it is required. Mr. Landini stated yes.

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

18
19 **HUMAN RESOURCES:**

20
21 **Employee Manual Update** - Trustee Nale stated that she plans on making a more Formal
22 Report at the next meeting. She did have a discussion with Administrator Mekarski this evening.
23 He has contacted Judy Kolman regarding the Employee Manual which has been a long time
24 coming for an update.

25
26 Administrator Mekarski stated that we are going to have a conference call tomorrow with Judy
27 Kolman. It was suppose to happen today, but there were some mitigating circumstances that he
28 was involved with today that took away from his schedule. Trustee Nale stated that she will be
29 available in the morning.

30
31 **PUBLIC SAFETY:**

32
33 **2015 Cook County Sheriff’s Award of Merit – Officer Daniel Kickert** – Trustee Gibson
34 stated that she has three items this evening. The first one is a Report from the Public Safety
35 Liaison. This is for information only.

36
37 The Olympia Fields Police Department is proud to announce that Patrol Officer Daniel Kickert
38 will be recognized by Cook County Sheriff Thomas Dart with the Cook County Sheriff’s Law
39 Enforcement Award of Merit on Tuesday, November 3rd, 2015 at 5:30 P.M. at Moraine Valley
40 Community College.

41
42 The Cook County Award of Merit is presented to police officers from throughout Cook County
43 in recognition of their heroism, outstanding service to the community and professionalism.
44 Officer Kickert was nominated by his peers with the Chief of Police submitting the formal
45 application to Sheriff Dart. Officer Kickert has consistently demonstrated his dedication to duty
46 including his actions as coordinator for the annual National Night Out event, the Citizen’s Police
47 Academy, and his efforts as a field training officer and for being the driving force behind the

1 Department’s Facebook Page. Throughout his career, Officer Kickert has received numerous
2 commendations for his patrol and investigative efforts while assisting our residents.

3
4 Officer Kickert is a credit to the Village of Olympia Fields and the law enforcement profession.

5
6 A copy of the award letter sent from Sheriff Dart will be attached to his personnel folder for
7 reference purposes only.

8
9 Village President Meyers-Martin stated that we congratulate Officer Kickert.

10
11 Deputy Chief Morgan stated that Dan does work very hard for this Village. He stated that his
12 efforts don’t go unnoticed even by his peers. He is one of several officers over the last three or
13 four-years from the department that has received an award from Tom Dart. We are all proud of
14 him. Hopefully, next year somebody else will get it.

15
16 **Completed Project – Investigations Digital Recording System** – Trustee Gibson stated that
17 the Chief of Police reported that the digital recording system project for the Department’s
18 interview room, line-up room, line-up viewing room and interview room #2 has been
19 successfully completed.

20
21 Although this was a non-funded mandate from the State of Illinois, this project was completed
22 with the assistance of the Finance Committee and Board of Trustees during the budget process.
23 The use of asset forfeiture funds was approved to complete the necessary project.

24
25 The new digital recording system allows all interview rooms and viewing areas to be recorded
26 and monitored simultaneously and is fully compliant with current State of Illinois Statute.
27 Olympia Fields is one of the first agencies in the area to have this type of recording system. The
28 list of offenses for which interviews and investigations processes must be audio and video
29 recorded is increasing and is a mandatory element for the successful prosecution of those
30 subjects charged with a crime.

31
32 Finance Director Cindy Saenz should be recognized and commended for her assistance in
33 identifying a funding source for this project while still maintaining a positive balance in the asset
34 forfeiture account. This expenditure complies with all the guidelines set forth regarding the
35 expenditure of asset forfeiture funds.

36
37 Deputy Chief Scott Morgan, Sergeant Scott Metzger and Detective Corporal Akiyama should be
38 recognized for their efforts during the testing and the installation process to get these rooms
39 prepared. Trustee Gibson stated that it is for information only. There is no Motion or vote
40 needed.

41
42 Village President Meyers-Martin stated that this just confirms the benefit and the value of
43 participating in the Asset Forfeiture Program. It does allow us to do many things that otherwise
44 we would not be able to if not for some of the funds that we do garner from the Asset Forfeiture
45 Program. She is very, very happy about that.

46
47 **New Residents Reception – HOA Presidents Update** - Trustee Gibson stated that at the last
48 meeting she indicated to the Board and to the audience that she would be making from time to

1 time reports on the Community Relations Commission. She thanked everyone who took time out
2 of their busy schedule to be present on Saturday at the New Residents Reception. She thanked
3 the Department Heads for presenting an overview of their Department to the new residents.
4 Unfortunately, we didn't have the number of new residents that we would have liked. Those that
5 were there were welcomed and felt that the reception was well worth their attendance.
6

7 Trustee Gibson stated that she takes pride in all of the responsibilities which she has been
8 assigned including staying within the budgetary confines that she is responsible for. She strives
9 to make sure that each event is executed well, giving the Commissioners or Committee members
10 an opportunity to do the work for which they volunteer for. Trustee Gibson thanked everyone
11 that attended and participated, and for their help.
12

13 **REPORT OF VILLAGE ADMINISTRATOR:**

14
15 **Resolution #2015-18 – A Resolution Supporting and Consenting to the Cook County Class**
16 **8 Property Tax Incentive Application filed by Core Growth Holdings, Inc. for Certain**
17 **Property Located in Olympia Fields, Illinois – 2520 Lincoln Highway (Pin #31-24-104-014-**
18 **0000) –** Administrator Mekarski stated that the first item is Resolution #2015-18 – A Resolution
19 supporting and consenting to the Cook County Class 8 Property Tax Incentive Application filed
20 by Core Growth Holdings, Inc. for certain property located in Olympia Fields, Illinois.
21 Administrator Mekarski stated that this is probably one of the most classic cases of why Cook
22 County needs to reform its tax assessment process. If this is approved by the Board he is going to
23 use this as an example with the South Suburban Mayors and Managers Association and with
24 communications to Cook County Board President Toni Preckwinkle. He believes that the
25 audience will understand how our tax structure in Cook County is inhibiting positive Economic
26 Development once they hear this. The Dunkin' Donuts Plaza on Lincoln Highway has six units.
27 It is just over 9,000 square feet. That little plaza is charged property taxes amounting to
28 \$185,000.00. That represents basically \$20.00 a square foot. The market rents that are collected
29 are ranging from \$8.00 a square foot for GameStop to \$18.00 a square foot for the dentist. Cook
30 County taxes are more than doubled. The rent for the dental office is \$18.00 per square foot and
31 \$20.00 per square foot for taxes. That is the reason why you see three vacancies there. When you
32 pay \$20.00 per square foot for taxes plus \$18.00 per square foot or so for rent, and you probably
33 have to pay \$5.00 or \$6.00 per square foot for common area maintenance to the landlord, you are
34 making it cost prohibitive to make a profit.
35

36 Administrator Mekarski stated that this is part of our Economic Development Strategy for
37 rebooting the Olympia Corners Plaza. This is very similar to what we did with the Cardinal
38 Fitness Building. It changes the classification from a 25% assessment to a 10% assessment for a
39 period of 11-years. It ramps up in the years nine, 10, and 11 to the full assessment. There is an
40 opportunity to extend it for another 10-years, but it has to come back to this Board, and the
41 Board doesn't have to extend it. This is the kind of strategy that he believes will help fill that
42 plaza. He stated that because we have been working with the interested purchaser who is a major
43 retail developer, brokerage firm, and holding company. They in good faith are working the
44 closing on that property today. This will give them the tool to fill that plaza back up.
45

46 Administrator Mekarski stated that it cannot be extended for all of the property. It can only be
47 extended for the three vacancies that were 12-months or more. He believes that the property

1 owner is going to equalize them and everybody will pay \$15.00. It is still way out of proportion
2 when you are paying \$8.00 per square foot in rent and \$15.00 per square foot for taxes.

3
4 Village President Meyers-Martin stated that she believes that it is two units, C and E.
5 Administrator Mekarski stated correct. It's a small incentive but it will fill that plaza. It
6 complements what our preferred developer is doing to reboot the Olympia Corners Plaza. The
7 developer had a detailed briefing with the Village President on Friday. There is nothing that we
8 can announce right now. He is approaching it with the right attitude. He has some very strong
9 leads for rebooting that plaza. This is a positive Cost Benefit Analysis. Our share of property tax
10 would be a loss of about \$2,500.00 a year. Mr. Hoffman estimates that if Miss Itkin's can fill the
11 vacancies that we could receive as much as \$8,400.00 in Sales Tax. So you are ahead of the
12 game by \$5,000.00 to \$6,000.00 if those projections hold true. He stated that anytime we would
13 present any of these requests for property tax incentives, he has asked Teska to do the Cost
14 Benefit Analysis so you can justify what you are doing with the County.

15
16 Trustee Waite stated that he would like to add to that, the same is true of the Office Park that
17 surrounds us here. It sits there vacant. They apply for tax relief. They might not hear back for at
18 least six-months or more likely over a year.

19
20 Administrator Mekarski stated that you are absolutely right. We hope to revisit that. We will be
21 meeting with the owners of the buildings, Mr. Sunil Bhatia, and there are two others, and the
22 Village President and see if we can bring a comprehensive proposal back. Now is the time to do
23 that while the planning is going on with the consolidation of St. James Hospital, Franciscan St.
24 James. They are moving all of the acute care to Olympia Fields. They are going to be spending
25 \$130,000,000.00 in Olympia Fields. They are going to shift the employment base from about 700
26 to over 1000. The Village President has set up a Strategic Planning Committee with the
27 Economic Development Committee and members of the Board from St. James. One of the issues
28 that the Village President is pounding on the desk is to help build our Office Park up with
29 ancillary medical uses. Now is the time to do it because the construction on St. James is going to
30 begin next year. The incentive needs to be in place. Before the recession we had occupancy rates
31 as much as 97% in that Office Park. In some buildings now it is below 30%. We have a willing
32 developer that has bought four of the buildings. We need to back him up and work that strategy.
33 We are going to revisit that. The Village President will bring the proposal back to your attention.

34
35 Village President Meyers-Martin stated that the proposed new owner of this plaza where the
36 Dunkin' Donuts is, Core Growth, is very excited about reaching out to tenants. We met with her
37 at the Deal Making Session put on by the International Council of Shopping Centers. She is very,
38 very receptive to the desires and the request of the Village in terms of the types of retail to put in
39 that space. We don't want to discourage new tenants by not understanding what this tax liability
40 could mean in terms of new tenants.

41 **Motion by Trustee Pennington, second by Trustee Nale to approve Resolution #2015-18 – A**
42 **Resolution supporting and consenting to the Cook County Class 8 Property Tax Incentive**
43 **Application filed by Core Growth Holdings, Inc. for certain property located in Olympia**
44 **Fields, Illinois.**

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

46
47 **Refund of Subdivision Public Improvement Funds for Reserves of Maynagaite due to**
48 **Change in Ownership** – Administrator Mekarski stated that the second item is a refund of

1 Subdivision Public Improvement Funds for the Reserves of Maynegaitte due to a change in
2 ownership. The Village has on deposit \$106,702.00 as a cash security. It is not a cash bond. It is
3 a cash security for the completion of the public improvements associated with the Reserves of
4 Maynegaitte. The Reserves of Maynegaitte is a 35-unit Townhome Development that had a lot of
5 activity. Unfortunately, that opening of that subdivision was in 2008, the first year of the
6 recession. An owner took over that property which went into receivership and then was in the
7 hands of Harris Bank. A developer took that over, Mr. Fred Billings, of Mayne Gate Creek LLC
8 and was exploring the possibility of redoing or finishing up those townhome lots. Those plans
9 were stalled for whatever reason. He has made the decision to transfer it to a new property
10 owner, Lann Logistics LLC. He is asking for his cash security to be returned. Typically we
11 would not return that cash security unless there was an equal cash security in place from the new
12 owner. Due to mitigating circumstances and because the former owner did not even do a stitch of
13 development, after our legal advisor looked at the issue, and looked at our Ordinance and State
14 Statute, there was an agreement to provide a compromise to allow the return of the cash bond
15 provided the new owner gives the Village a Recorded Deed and signing an Agreement which he
16 drafted. The Agreement is in the Board Packet behind the letter dated October 2nd, which
17 provides that the new owner is aware that they have the same obligation to deposit a like sum
18 within two-years, unless new engineering and Final Plans are presented to the Planning
19 Commission. Over the next two-years, this developer, Lann Logistics will be presenting to the
20 Planning Commission redoing the development with the same number of lots and townhomes,
21 but probably modifying some of the building conditions that were set forth in the PUD
22 Agreement. That was like the ceiling height and the square footage, or there may be some
23 requests to modify the plat itself increasing the number of units. He stated that Harris Bank
24 explored with the Village reverting it to a single-family development from 32 lots to 16 lots. Any
25 of these options are on the table. While the developer is going through this planning process, the
26 bond will not be held by the Village. It is clearly understood by this Agreement of October 2nd
27 that this new developer cannot get a Certificate of Occupancy, cannot get a Building Permit, and
28 cannot finalize the process with the Board of Trustees until a bond is filed. They can initiate the
29 process with the Planning Commission. Our legal advisor indicated that that is adequate
30 protection.

31
32 Administrator Mekarski stated that we are not returning the full amount. There were some
33 outstanding bills unpaid. There were lawn maintenance bills amounting to \$1,125.00. There was
34 a return for a water payment, an NSF charge of \$398.00. Those two invoices are being taken out
35 of the bond. The Village will return to Mayne Gate Creek LLC the amount of \$105,149.00.

36
37 Trustee Pennington inquired whether or not we are talking about a bond or cash. Administrator
38 Mekarski stated that we are talking about cash. At the time the builder wasn't able to secure a
39 cash bond or a Letter of Credit because no banks were writing them. The recession and the
40 housing bubble caused a lot of these companies that write these all around the country to go
41 bankrupt. The only instrument they could provide is cash. We are tying up \$106,000.00 cash for
42 this builder. Administrator Mekarski believes that the builder is in the audience.

43
44 Village President Meyers-Martin inquired of Mr. Frederick Billings how he came to own that
45 property. She stated now you are selling it to the new company. She inquired of Mr. Billings
46 what his understanding is.

47

1 Mr. Billings stated that just to be clear, Jason Rosenthal, who is an attorney, is actually the
2 owner. Mr. Billings is his partner. They had been watching the property. They thought it was an
3 excellent deal. He stated that they bird-dogged the property for a while. It was such a good deal
4 that they decided to put up their own money instead of trying to find a bond because no one
5 would give them one. They didn't do any due diligence. They just figured it was a good deal.
6 When they got into the deal they found that it cost more to build the house, like \$80,000.00 more
7 to build it than you can even sell it for. The townhomes are like 2600 square feet. The market
8 doesn't bear that. They were selling for \$350,000.00 when they did their diligence and not one of
9 them sold. They figured they could at least get \$250,000.00. They came down from \$289,000.00.
10 He believes that now they are at \$239,000.00. There is no action. The bottom line is it cost more
11 to build that than you can sell it for. That is just an impossible task.

12
13 Mr. Billings stated that the buildings are a little over 5,000 square foot. They can make three
14 buildings on that one lot. They submitted Plans to Mr. McDonnell to possibly do that. He stated
15 that Mr. McDonnell had to talk to the Village about density, and more people, and all that stuff.

16
17 Village President Meyers-Martin stated that it has to go to the Planning Commission and thus the
18 Board.

19
20 Mr. Billings stated that the PUD is from 2007 and it is 2016. There is no way you can build
21 anything out there for that type of money.

22
23 Administrator Mekarski stated that the new property owner, Lann Logistics, intends to begin that
24 process with the Planning Commission. It will be full of deliberations, multiple meetings, Public
25 Hearings, and when they are done it will come before this Board. Prior to coming to this Board,
26 we would ask that the bond be reestablished and absolutely no Building Permits would be issued
27 until that bond is on file. At a point when development occurs, probably 50%, 60% is developed,
28 we would then do the final course of asphalt, which primarily that is what most of the bond is
29 for.

30
31 Mr. Billings stated that we already submitted renderings of the new townhouse units. We are
32 doing 19 townhouses in Darien. We submitted those Plans to John.

33
34 Village President Meyers-Martin inquired of Mr. Billings whether or not these are similar to
35 those in Darien. Mr. Billings stated yes, they are pretty much exactly. The facade will match
36 what exactly is out there. It is going to be the exact look. Basically, you are taking a big 6,000
37 square feet and making three tubes.

38
39 Trustee Nale inquired exactly where is this. Administrator Mekarski stated that this is in front of
40 the Maynegaite Subdivision, right behind that gray wall right near the bridge on Route 30.

41
42 Village President Meyers-Martin stated that she did have a conversation with John McDonnell
43 about price points, square footage, density and all of those things, because this Board is very
44 concerned, and very proactive about new development coming into town to make sure that it is
45 of the standard that we require. We will be very interested when you come back to meet with the
46 Planning Commission so that we can see the proposal.

47
48 Mr. Billings stated that John actually has them. We submitted them already.

1 Village President Meyers-Martin stated that he did tell her, but she didn't know if he had updated
2 them.

3
4 Mr. Billings stated that because the elevation in Darien is a little different, we had to go deeper in
5 the ground over here as opposed to Darien because of the wetland issues. It is still the exact same
6 box or unit. He stated that you just have to dig a hole a little deeper in the ground.

7
8 Trustee Waite stated that it is right next to the commuter station. That should be ideal. Mr.
9 Billings stated that he believes it will be perfect for young couples with one or two kids. He
10 believes that the IC is getting an improvement. He stated that this Wal-Mart is a big deal.

11
12 Village President Meyers-Martin stated that we are talking about sidewalks and everything. Mr.
13 Billings stated that he likes Wal-Mart. Village President Meyers-Martin thanked Mr. Billings for
14 coming out tonight.

15 **Motion by Trustee Gibson, second by Trustee Byrd consistent with the Letter Agreement,**
16 **dated October 2, 2015, signed by the Village Legal Advisor, Judith N. Kolman and**
17 **acknowledged by Mayne Gate Creek LLC and Lann Logistic LLC, the Board of Trustees**
18 **authorizes the Finance Director to release the cash security for subdivision improvements**
19 **associated with the Reserves of Maynegaitte to the seller, Mayne Gate Creek LLC in the**
20 **amount of \$105,149.00, which represents the total cash security less payments due to the**
21 **Village associated with lawn maintenance, water usage and associated NSF charges.**

22
23 Trustee Pennington stated that he highly recommends that we add the following to this Motion
24 just for the protection of the Village and the Board of Trustees. The addition would be that the
25 Letter of Agreement that is in our Packet, along with the Staff Reports, and the Minutes be
26 recorded directly with the Cook County Recorder of Deeds. It gives us added protection as this
27 project moves forward.

28
29 Trustee Waite inquired who the current owner of record is. Administrator Mekarski stated that it
30 is Lann Logistics. Trustee Waite inquired who the people behind Lann Logistics are.

31
32 Administrator Mekarski stated that he doesn't have that in front of him. Mr. Billings might be
33 able to give some perspective. Trustee Waite inquired whether or not the buyer and the seller are
34 the same people.

35
36 Mr. Billings stated no. Jason Rosenthal is the owner of Mayne Gate Creek. That is who he kind
37 of works for. Mrs. Reddus and Max, you met Max, he has been up here several times is the
38 partners for Lann Logistics. Trustee Waite stated they are the current owner. Mr. Billings stated
39 that is correct. Trustee Waite inquired who they were selling it to. Mr. Billings stated that it is
40 already done. The Deed is recorded. The property is transferred. Lann Logistics is the new
41 owner. Trustee Waite inquired who the old owners are. Mr. Billings stated that Jason Rosenthal
42 is the owner of Mayne Gate Creek. Trustee Waite stated now. Mr. Billings stated yes. This is an
43 attorney. Village President Meyers-Martin stated that he was. Trustee Waite stated that he is not
44 now the owner. Village President Meyers-Martin stated no.

45
46 Administrator Mekarski stated that we required that we wouldn't bring this before the Board
47 unless they would bring the Deed of Transfer to the Board's attention and show proof that it has
48 been recorded. We wouldn't release the bond until that condition was met. We wanted to see a

1 signed Agreement. We wanted to see the Deed. We wanted to make sure that the Deed was
2 recorded. And with you recording this additional information attached to it, it will give advance
3 notice in case the property gets transferred to another hand.
4

5 Village President Meyers-Martin stated that she wants to amend the Motion to include “and that
6 the Letter of Agreement, Staff Reports, and Minutes be recorded with the Cook County Recorder
7 of Deeds.”
8

9 Trustee Waite inquired who is going to make sure that that gets done. Administrator Mekarski
10 stated that he forwards the Minutes, the Staff Report, and the Letter to Judy Kolman and they file
11 it with the Recorder of Deeds and give him evidence, and we attach it to the file.
12

13 **Motion by Trustee Nale, second by Trustee Byrd to amend the Motion to read as follows:**
14

15 **Motion by Trustee Nale, second by Trustee Byrd consistent with the Letter Agreement,**
16 **dated October 2, 2015, signed by the Village Legal Advisor, Judith N. Kolman and**
17 **acknowledged by Mayne Gate Creek LLC and Lann Logistic LLC, the Board of Trustees**
18 **authorizes the Finance Director to release the cash security for subdivision improvements**
19 **associated with the Reserves of Maynegaitte to the seller, Mayne Gate Creek LLC in the**
20 **amount of \$105,149.00, which represents the total cash security less payments due to the**
21 **Village associated with lawn maintenance, water usage and associated NSF charges; and**
22 **that the Letter of Agreement, Staff Reports, and Minutes be recorded with the Cook**
23 **County Recorder of Deeds.**

24 **Roll Call: Ayes (6-0) Motion Carried.**
25

26 **Vollmer Road – Signage, Bridge Painting & Guardrail Construction Update –**

27 Administrator Mekarski stated that the next item is a follow-up report. It is from Pat Barker from
28 Robinson Engineering. It is relative to our \$310,000.00 Grant for the installation of an Early
29 Warning System to prevent both catastrophic crashes at the Vollmer Underpass by the Metra
30 Canadian National Railroad, as well as the weekly backups. Administrator Mekarski stated that
31 he forwarded the Board’s actual Minutes to Pat Barker who worked with their engineers, the
32 County, and the State Highway Department. They have revised the proposed signs to include a
33 symbol of essentially no trucks which would help address some of the issues that we have been
34 getting with multiple strikes from foreign nationals who have limited proficiency in English. It
35 also includes what he believes the Board was looking for, is directional signage which would
36 prohibit turning right on Kedzie Avenue and directing them essentially left to the Truck Route on
37 Kedzie or northbound. You can see on Kedzie Avenue looking south there is an indication that
38 you cannot continue down Kedzie Avenue. You will have to turn on Vollmer Road towards
39 Governors Highway. These signs were revised consistent with your Minutes. He hopes that they
40 are in keeping with your communications. There is a detailed Memorandum from Pat that
41 explains the signs. If this satisfies the Board’s comments he will forward those new Minutes to
42 Pat so she can forward them to the Cook County Highway Department and the State Department
43 of Transportation.
44

45 Trustee Pennington stated that it is much better. Village President Meyers-Martin stated yes.
46 Trustee Waite stated that they are significantly better. Trustee Waite inquired whether or not you
47 have seen the lights at the pedestrian crossing down by the Old Village Hall. They have flashing

1 lights all over the place. That really gets your attention. Village President Meyers-Martin stated
2 not that it does a lot of good.

3
4 Administrator Mekarski stated that it is still very difficult to cross. Administrator Mekarski and
5 the Village President demonstrated with the State Officials. They pressed it multiple times. They
6 got into the highway 10 to 15-feet waving their hands at cars, and believe it or not with the lights
7 flashing, they were still going through it at 55 miles an hour. He was 20-feet into the street and
8 the IDOT Official said, "You are going to get hit. You are going to get hit." The car finally
9 stopped. They went to the State and pleaded with them to go back on the site. We are two adults
10 and we had the knowledge to go back and press the button again and not to cross. It gives a false
11 sense of security for a child to press that button and think it is safe to cross when they are not
12 stopping. We are going to continue to work on that.

13
14 Village President Meyers-Martin stated that we have made the case several, several times that we
15 do not want a tragedy, a fatality to occur before they actually then put in a traffic light and
16 address the safety issue there. That has occurred in many other towns where there were similar
17 unsafe conditions for pedestrians and nothing was ever done until someone was killed. This is
18 the case we make to IDOT every single time. They continue to say that pedestrian traffic does
19 not warrant a traffic light and that drivers are not driving in excessive speed on Governors
20 Highway. She stated that you know that is not true. She doesn't know when they go. They swear
21 that they have gone out and they have tested the cars and the speed, and that no one is going over
22 55 miles an hour there. We know that not to be true. We will just continue to do that. It's very
23 discouraging and very disappointing that we have our State Legislators go out to that corner and
24 even they have no influence with IDOT, a State Agency. Senator Hutchinson was out there.

25
26 Administrator Mekarski stated along with the Chief Liaison of IDOT to the Legislature.
27 Representative DeLuca was petitioning to have action on it, along with Administrator Mekarski,
28 Senator Toi Hutchinson, the Village President, and the Chief Liaison for the entire State
29 Legislature.

30
31 Village President Meyers-Martin stated that not only is it unsafe for pedestrians, cars trying to
32 exit 207th Street on Governors Highway, or cars trying to come out of Tolentine Park to go north
33 on Governors, it is treacherous. It is absolutely treacherous. We will keep you posted because we
34 will continue to make that argument. She stated maybe with Michael Hastings because he seems
35 to be affective

36
37 Administrator Mekarski stated that he will forward the Board's consensus to Pat Barker. If there
38 are any additional comments he will be happy to forward them. They really appreciate the
39 thoroughness of this Board in its initial review.

40
41 Village President Meyers-Martin inquired of the Board whether or not there is a consensus that
42 these are much improved. Trustee Byrd stated 99%.

43
44 **Village Awarded Discretionary Grant from RTA** - Administrator Mekarski stated that today
45 we received the final notice from RTA that we were awarded a Discretionary Grant. It was Bid
46 on a 30-day common period. That is a Discretionary Grant that we applied for to implement the
47 Village's Town Center Plan. This represents somewhere in the neighborhood of \$50,000.00 to
48 \$100,000.00 of implementation money. RTA would work with Chicago Metropolitan Agency in

1 Planning. They would hire a professional consultant. They are going to be going out on an RFP.
2 They will probably bundle our project with three other communities. The bottom line is rather
3 than our taxpayers looking at a Consulting Study, we are getting it financed. That is for taking
4 the Comprehensive Plan that the Board has adopted for the Town Center and making
5 recommendations for Zoning Ordinance changes, Zoning Ordinance Amendments, Plat changes,
6 revisions to your PUD's for the Olympia Club Condominiums, all the regulatory tools to insure
7 that what gets developed out there is consistent with the vision of this Board and the community.
8 It is a great achievement.

9
10 Administrator Mekarski stated that it means that Trustee Pennington is going to be very busy.
11 They are going to ask for the establishment of a Steering Committee. They want Liaisons from
12 the Board of Trustees and the Planning Commission. We will probably have citizens'
13 involvement in the development of those. The other element that we will be forwarding to
14 Trustee Pennington to work on with the Planning Commission is the TIF Plan for the Town
15 Center. We have a Draft Report that was just completed by Teska Associates. The Board of
16 Trustees will be making a decision as to when it wants to set up a Joint Review Board. That
17 Planning Report talks about the potential of a TIF for that whole Town Center area. The
18 advantage of it is two-fold: It can provide incentives to developers to induce quality development
19 in the Town Center. If we play our cards right and negotiate well in the TIF Process, we can also
20 capture some of that TIF increment and use that for building some of the public improvements,
21 some of the improvements on the Metra Pond that were envisioned, some of the rerouting of the
22 streets, development of community centers, landscaping, and sculpture gardens. All of the public
23 improvements can be financed. There was somewhere in the neighborhood of \$70,000,000.00 to
24 \$80,000,000.00 of increment that could be produced with all the development of the Town
25 Center. There is a good share to induce development and pay for public improvements so the
26 Village taxpayers achieve their vision without burdening their pocketbook. It is another big
27 accomplishment of this Administration. We are going to be forwarding that to Trustee
28 Pennington as your Liaison to the Planning Commission to start working on that as well.

29
30 Trustee Pennington inquired of Administrator Mekarski whether or not he could disclose the
31 amount of the Grant. Administrator Mekarski stated that the Grant is defined under a Scope of
32 Services so there is no specific dollar amount. They solicit RFP's from multiple firms and then
33 they will go ahead and RTA individually will negotiate an Agreement that the Village is not
34 party to in terms of the transference of dollars. Trustee Pennington stated that he understands.
35 Administrator Mekarski stated that our estimation is somewhere in the neighborhood of
36 \$50,000.00 to \$100,000.00. It was a competitive Grant. It was a big accomplishment.

37
38 Trustee Byrd thanked Administrator Mekarski for going out and getting that Grant. That is one
39 of the things that the Auditors spoke about this Village. We are able to do things because we do
40 get a lot of Grants for a very small Village. Trustee Byrd thanked Administrator Mekarski for
41 working hard on those Grants. Administrator Mekarski thanked Trustee Byrd. He stated that
42 means a lot.

43
44 **REPORT OF VILLAGE PRESIDENT:**

45
46 **Economic Development Committee met with St. James Hospital** -Village President Meyers-
47 Martin stated that Administrator Mekarski mentioned earlier that the Economic Development
48 Committee has met with St. James. We have talked about that several times at the Board

1 Meetings that the campus in Chicago Heights is consolidating with the campus in Olympia
2 Fields. They are bringing all of their acute care to the Village of Olympia Fields, which means
3 more employees in the Village on a regular basis daily. It means more Economic Development
4 coming to the Village. We have met with the CEO of St. James. They own 79-acres of property
5 on 203rd Street. They are looking at the development of that. They are looking at some ancillary
6 businesses in the Business Park. They are looking at partnering with the high school to bring
7 health careers and curriculum to the high school. They are looking at us to provide additional
8 transportation for their staff. As it is now some of the people who work in Chicago Heights don't
9 have transportation to get to Olympia Fields. We will be looking at the RTA and looking at our
10 State Legislators to find out how we can best facilitate transportation for that move. It is very
11 exciting. They have been approved to do that from the Illinois Hospital Association. It is just a
12 matter of them getting all of their plans in place so that move can take place. We are hearing that
13 it will be late 2016, early 2017.

14

15 Village President Meyers-Martin stated that it is very exciting because with Meijer's coming on
16 Vollmer Road the Village is getting additional phone calls, levels of interest for additional
17 restaurants to come to that corridor. We are looking at restaurants that are coming to the Route
18 30 Corridor. The success of restaurants is dependent upon your daytime population. If you are
19 not able to fill your seats at lunchtime in the restaurant business, you don't succeed in business.
20 That is why it is very important. It is like a domino game. You have to have this piece in place so
21 that this piece doesn't fall over. You have to have that piece moving into the space that was
22 taken up by something else just so that becomes a continuous movement of progress. We are
23 excited about the Economic Development Committee meeting with not only the CEO of St.
24 James but their Board. Their Board is very excited about partnering with the Village in order to
25 make that a success and to make that a win-win for both the Village as well as the hospital. We
26 are very, very excited about those plans, those conversations, that dialog, and moving forward.
27 She just received an e-mail today about when that next meeting has been proposed.

28

29 Trustee Byrd stated that it isn't just that we are excited but the hospital is very excited about
30 partnering with us.

31

32 Village President Meyers-Martin stated that is what is amazing that they are excited. The concept
33 being that we have the ability to be a campus just like Rush, or just like Northwestern, or just
34 like the University of Chicago on a smaller scale because we are a smaller town. But we have
35 that ability as long as the hospital is onboard. They are onboard for working with us. We are
36 very, very excited about that. Village President Meyers-Martin thanked the Economic
37 Development Committee for being diligent to make this happen and to put some of these
38 strategies in place. The last time we met we came up with a lot of good ideas and things that are
39 doable.

40

41 **Wal-Mart Groundbreaking Ceremony** – Village President Meyers-Martin stated that since we
42 last met we had our Groundbreaking for Wal-Mart. It was a huge success. Wal-Mart sent their
43 representatives. The Board of Trustees was there. Some members of the Economic Development
44 Committee were there. The Village's engineers were there. That site is humongous when you are
45 actually on the site. Their plan is to move just the way Meijer's is moving on Vollmer Road with
46 their exterior walls up within the next couple of weeks. They will be working inside of that space
47 throughout the winter. On Vollmer Road they are making the road improvements so that it makes
48 it an easier traffic transition for that store. Wal-Mart is six to seven-months ahead of schedule.

1 Their plan is to be open by late October, early November of 2016. We are very excited about
2 that. She believes that 2016 is going to be an extremely exciting year for all of us. We all have a
3 lot of work to do. We are going to need to roll up our sleeves and get moving. We have that
4 reputation of being business friendly and getting things done. We want to continue to do that. We
5 want to continue to make this the place to be if you are going to be east of I-57. We know what
6 that means, everybody west of I-57 is doing their Disneyland thing and they are getting things all
7 the time. We have to fight. We have to scrap. We have to control. We have to incentivize. If we
8 are willing to do it, then we can be successful. She believes that 2016 is going to be exciting. She
9 hopes that the residents will remain engaged with us so we can keep you informed on what is
10 going on. We are looking for your input. We finally have developers now that want to develop.
11 They want to bring Class “A” Business and Retail to this Village. It has been a long time since
12 that was the truth of the matter. We are very excited. We want you to be excited. And we want
13 you to provide your input to us so that we know that it is going to be a successful business
14 venture. We don’t want to bring things here and then they go out of business. We have got to
15 adhere to shopping local. Shop your Village. Keep your Sales Tax dollars here. That has got to
16 be our goal and our mission. Once we start getting these retailers in town we are going to have to
17 shop local and stop going where they take your zip code and they know that you come where
18 they are.

19
20 Trustee Byrd stated that you are suppose to take care of home. Village President Meyers-Martin
21 stated that we must do that and she knows that you will.

22
23 Trustee Waite stated that it was just three-years ago when St. James was talking about shutting
24 this operation down. Now they are talking about spending over \$100,000,000.00 and expanding
25 it. Meijer’s is projecting 400 jobs. Wal-Mart is projecting 500 jobs. That is a lot of jobs for a
26 community this size.

27
28 Village President Meyers-Martin stated that Wal-Mart is putting their hiring office in the Village
29 in close proximity to the store. She stated that is a good thing. She believes that 2016 is going to
30 be really, really exciting. She is enthusiastic about it.

31
32 Administrator Mekarski stated just one comment about what the Village President indicated
33 about shopping local, buying local, eating local. He stated that he challenges everyone to go on
34 Yelp and see the amount of stars that your favorite restaurant has. He stated then go to John’s
35 American Bar and Grill and you will find 23, five-star ratings out of a total of 35. He stated that
36 is unprecedented. He stated that John doesn’t do a lot of advertising. He doesn’t do any kind of
37 media outreach. He stated that in and of itself demonstrates the kind of quality of the local
38 businesses. He stated count how many five-stars your favorite restaurant has and then if John’s
39 American Bar and Grill is not your restaurant, make it your everyday restaurant.

40
41 **UNFINISHED BUSINESS:**

42
43 **Cracker Barrel** – Trustee Gibson inquired whether or not the Village got any additional
44 information as to the real reason that Cracker Barrel left Matteson.

45
46 Administrator Mekarski stated that he spoke with some Matteson Officials. It was a complete
47 surprise, complete shock. They were in communication with the Village Officials that they were
48 intending to be a long tenant. The Village was bringing up concerns of cleanliness, customer

1 service, and other health inspection issues. There were in all honesty some failures in those three
2 categories. He believes that they looked from a Cost Benefit Analysis at the amount of repairs it
3 took to meet Village Building Code requirements and Health Code requirements which were
4 100% legitimate. He spoke to some of the Village's employees that would frequent that
5 restaurant on a regular basis and indicated that they were actually offended of going to that
6 restaurant facility until things were improved. The Village Officials really tried to upgrade the
7 standards but corporate just did a quick Cost Benefit Analysis and decided to exit.

8
9 **NEW BUSINESS:**

10
11 **2016 Holiday Schedule** – Village President Meyers-Martin stated that we have our 2016
12 Holiday Schedule. You can see what those dates are.

13
14 Trustee Pennington stated that you may want to check the days and the dates for Christmas Eve,
15 Christmas Day, and New Year's Eve of 2016. He stated that it is probably just a typo.

16
17 Administrator Mekarski stated that Christmas Eve is the 24th and that is on Saturday. Friday, the
18 23rd would be the holiday. Christmas Day is on a Sunday. The holiday for the employees would
19 be the day after which would be Monday.

20
21 Trustee Hudson stated that the dates are right for the office holiday.

22 **Motion by Trustee Gibson, second by Trustee Pennington to adopt the Village of Olympia**
23 **Fields 2016 Holiday Schedule; authorize its distribution to all employees, and post on the**
24 **Village's Website accordingly.**

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

26
27 **RESIGNATIONS AND APPOINTMENTS:**

28
29 Village President Meyers-Martin stated that she did not have any Resignations or Appointments
30 this evening.

31
32 **ADJOURNMENT:**

33
34 **Motion by Trustee Pennington, second by Trustee Gibson to adjourn at 8:47 P.M.**

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

36
37 **Respectfully submitted by Faith Stine.**
38