

1 entire week. She places the money in a separate coin purse for just that purpose. The day that she
2 got the Ticket she checked her coin purse and she had just enough change to get her through the
3 rest of the week. Her only conclusion was that she put the money in the wrong slot.

4
5 Mrs. Smith stated that her heart sank at the thought of going to Court to defend herself since she
6 paid cash and had no receipt. Her experience with that was several years back when they had the
7 Parking Permit; she forgot to put her Parking Permit Placard on the rear view mirror after having
8 her car serviced the day before. She received a Ticket which she should have. She went to Court
9 with her Parking Permit and her cancelled check to show that she pre-paid parking. The Traffic
10 Officer didn't look at the documents. He charged her with a violation. She was surprised and
11 shocked. The cashier told her that she could write an Appeal to the other Traffic Officer, which
12 she did. She included her documents. That Traffic Officer dismissed the charge. She was pretty
13 upset about it and expressed her concerns to one of the Village Trustees.

14
15 Mrs. Smith stated so now 5 years later, she has another Ticket. This time she has no way to
16 prove that she paid the fee. She felt discouraged. She went to Court and explained that she paid
17 but has no receipt to support it. The Traffic Officer fined her \$50.00. She wrote an Appeal. The
18 other Traffic Officer upheld the \$50.00 fine. Now she feels humiliated and victimized. She feels
19 like she was fined for being human and merely making a mistake. What is the ultimate purpose
20 behind the parking enforcement process? Is it to penalize regular commuters who make a
21 mistake, or is it to discourage the people who park in the lot with no intention of paying the
22 parking fee? Regular commuters know that they will get a Ticket if they don't pay the fee. We
23 all make mistakes. The odds of a regular commuter eventually making a mistake are very high
24 because we park there so frequently. The penalty for that mistake seems extreme. After talking
25 with several people, she discovered that some commuters like her were penalized for being
26 human and are now writing a personal check for \$1.25 every day and placing the check in the
27 money slot, so that they have a way to prove that they actually paid the next time they get
28 ticketed for making a mistake. She stated that to her, taking such extreme measures to protect
29 yourself seems to her that the parking enforcement process is broken and needs to be reevaluated
30 and fixed. Many communities in our northern and western suburbs have taken a more
31 compassionate approach to parking enforcement. They give their commuters a 24/48-hour
32 window to pay the daily parking fee. Then if it is not paid they are issued a Parking Citation. She
33 would rather pay the \$1.25 again under that scenario than to go through the humiliating Court
34 Process currently in place. She suspects that if a Study were conducted on the revenues generated
35 from the current parking enforcement process, you would discover that 90% of the revenues
36 come from regular, faithful commuters who simply made a mistake. It wasn't intentional. Mrs.
37 Smith asks that the Board consider implementing a more humane approach to parking
38 enforcement, and to show your regular commuters some appreciation for parking in the Olympia
39 Fields Parking Lot. Mrs. Smith thanked the Board for their time.

40
41 Village President Meyers-Martin stated that she would speak to the enforcement of the parking
42 fees. It is sort of a dilemma in terms of how to best enforce that. There is no way to prove if you
43 put the \$1.25 in the wrong slot, the right slot, or no slot. We can only go by whether or not the
44 box is empty or if it has the money in it. We have looked at other avenues to enforce the daily fee
45 where you might be able to get a voucher to keep you from having to put the money in the box.
46 At this point we are still examining different ways that we can make that a better process. She is
47 sorry that when Mrs. Smith had her Appeal, that by Mrs. Smith being a regular parker that that
48 was not recognized as part of the Appeal Process. Village President Meyers-Martin thanked Mrs.

1 Smith for coming tonight. We can take that into consideration. Village President Meyers-Martin
2 stated that she sort of likes that idea of maybe having a grace period if, in fact, you are given
3 maybe a warning and then if you don't bring the money within a certain period of time to cover
4 that then there would be a Citation. It is certainly something worth considering. She doesn't
5 believe that the Board ever thought about that in terms of an alternative. She appreciates the
6 suggestion. It is a very difficult thing. We have to rely on the box at this point on whether or not
7 the money is in or out.

8

9 Mrs. Smith stated even though she may have paid it. Village President Meyers-Martin stated that
10 she doesn't think that we have ever considered a grace period but that may be a way to eliminate
11 some of the mistakes that are made when the money is put in the wrong box. People have said
12 that you should know because you have extra money in another box. It doesn't mean that that
13 belonged to that box. She appreciates the suggestion. Village President Meyers-Martin thanked
14 Mrs. Smith for taking the time to come out tonight and for giving the Board some food for
15 thought.

16

17 Trustee Pennington stated that he believes that the Board should take more of a proactive
18 approach. He believes that Mrs. Smith's suggestion is a sound one. You have an opportunity to
19 pay your fine at a later date. He believes that it is seven-days if you are on the Toll way. Looking
20 at the possibility of deferring the fee until such time as Reggie can advise the person that he or
21 she has violated the parking payment meter should be considered. We should setup an Ad Hoc
22 Team to look into doing just that. It is sound advice. He stated rather than wait to do it at the end
23 of the year; we should take a proactive stance and do it now.

24

25 Village President Meyers-Martin stated that she didn't put a timeframe on when the Board would
26 consider it. She stated that it was something that was never discussed previously, but does have
27 merit in terms of a valuable way of addressing some of those mistakes that happen when
28 somebody has paid but there is no evidence, or no proof that they have. We certainly will take
29 that under consideration because it is a very viable suggestion, the grace period.

30

31 Trustee Waite stated that there are a lot of Municipalities that don't care about overcharging or
32 what have you. The Chicago Tribune has several pages they devoted to Municipalities that
33 wrongfully do things with the Red Light Cameras and with the Speeding Cameras and all the rest
34 of it. It is sort of like governmental folks don't mind inconveniencing a nice lady like Mrs.
35 Smith, as long as they get out there and aggressively collect their revenue. Every now and then
36 we have a snafu where we find out they set the yellow too fast, or they did something to increase
37 and enhance their revenue. Obviously, we don't do that over here. He believes that it would be
38 perfectly plain if she took the time to write letters, took the time to Appeal it to the next Judge
39 and somebody could look at that and say, "My God, why would she waste that much time on
40 \$1.25?" It is because she is innocent. And why we have Judges that are too stupid to recognize
41 that is beyond him. When he first moved back to this community we had a dozen or so Judges in
42 jail that were so corrupt. It really bothers him about that. He remembers talking to the previous
43 Mayor. The previous Mayor said, "Aren't those Red Light Cameras neat? We don't have to do
44 anything but cash the checks." Trustee Waite stated "Lindsey, you have got to be careful with
45 those. If you give out too many Tickets, and get something above 5% or 10%, you are going to
46 have a revolution here. You need to slow up and relax." And then come to find out the Red Light
47 people were corrupt. It looks like a couple of them are going to jail. That whole thing just smacks
48 with governmental absurdity. He stated that he is finished.

1 Village President Meyers-Martin stated again, thank you so much for taking the time. She
2 believes that it is true that we should, as a Board, take a look at that process and maybe come up
3 with some alternatives that would address in the cases where someone honestly pays every day,
4 knows that they paid, through some snafu nothing purposely done, nothing maliciously done, we
5 overlook that, that we would have a way to address it. She appreciates Mrs. Smith providing that
6 suggestion because honestly that has never come up.

7
8 Trustee Waite stated Miss Smith; you stated that it cost \$50.00 for you in the end after you
9 appealed it. Mrs. Smith stated yes. The fine was \$50.00. Trustee Waite stated just that one,
10 \$50.00 it cost you. Mrs. Smith stated that it cost her \$50.00. She sent the Appeal and she sent it
11 registered to make sure that they got it because they had to get it by a certain period of time.

12
13 Trustee Waite stated you see me after the meeting and he will give her that \$50.00. Mrs. Smith
14 stated that is not her point. Trustee Waite stated that he knows. Trustee Pennington stated that
15 you can't do that, Bob. Mrs. Smith stated that she is retired now and she doesn't have to park in
16 the lot anymore. She was thinking of the other commuters. Trustee Waite stated that his point is
17 that shouldn't happen in our Village. He wants to give her \$50.00 to reimburse her and for taking
18 the time to come here and complain about it. Mrs. Smith stated that she appreciates it. Trustee
19 Waite stated thank you.

20
21 **Vienna Woods Homeowners Association** - Mr. George Chandler stated that he is with the
22 Vienna Woods Homeowners Association. They had their homeowners meeting a couple of
23 months ago. They voted on spending the money that they got from the Golf Outing for some
24 enhancements on Scott Drive. They are going to spend the money that they got from the Golf
25 Outing to make the Village look a little better. Mr. Chandler thanked the Board for the great
26 event and for the funds.

27
28 Village President Meyers-Martin stated thank you very much and thank you for Vienna Woods
29 participation. Village President Meyers-Martin closed Communications & Petitions at 7:18 P.M.

30
31 **CONSENT AGENDA:**

32
33 **A. Recommendation for Payment of Invoice #15100262 to Robinson Engineering for**
34 **Work Completed in Connection with Vollmer Road Reconstruction Preliminary**
35 **Engineering (Project No. 14-590) in the amount of \$28,386.97.**

36
37 Village President Meyers-Martin stated that brings us to the Consent Agenda. There is an item
38 on the Agenda that is routine in terms of its nature and there is really no need to have any
39 discussion. The Consent Agenda this evening is Item 5(A) a recommendation for payment of
40 Invoice #15100262 to Robinson Engineering.

41 **Motion by Trustee Pennington, second by Trustee Gibson to approve the recommendation**
42 **for payment of Invoice #15100262 to Robinson Engineering, Consent Agenda Item 5(A).**

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

44
45 **FINANCE:**

46
47 **Fiscal Year End 2015 Audit Presentation** - Trustee Byrd stated that Mr. Brian LeFevre is here
48 tonight from Sikich. Our Finance Director, Cynthia Saenz, is here. The Finance Committee met

1 on October 21st to go over the Audit Report. Dr. Gibson, Albert Riley, Ngozi Okorafor, Brian
2 LeFevre, Cindy, and Trustee Byrd were there. Brian and Cindy are here to give the Final Report.

3
4 Mr. LeFevre thanked the Village President and the Board on behalf of Sikich for inviting them to
5 present the report resulting from the Audit of the Village for your year ending April 30th, 2015.
6 He stated that within the Annual Financial Report you will come to the "Independent Auditor's
7 Report" on Page 1. This is on Sikich Letterhead. This is where they have given their opinion on
8 the Financial Statements. In order for them to give an opinion on the Financial Statements they
9 are required to follow two sets of Standards. He stated that one is the Auditing Standards issued
10 by the AICPA. That tells them the types of procedures that they need to perform when they are
11 conducting their Audit. The second set of Standards is the Financial Reporting Standards issued
12 by GASB, the Governmental Accounting Standards Board. That tells them what this document
13 needs to look like, and what the statements need to look like, and the notes to the Financial
14 Statements. Once they follow those two sets of Standards then they can issue an opinion on the
15 Financial Statements.

16
17 Mr. LeFevre stated that they are pleased to present an "Unmodified Opinion." That means that
18 the Financial Statements are presented fairly and in accordance with the Generally Accepted
19 Accounting Principles free of material misstatement. That is the highest level of opinion that the
20 Village can receive on its Financial Statements. In certain years the Village is also subject to a
21 Compliance Audit when you expend more than \$500,000.00 in Federal Grant Revenues. It is
22 expenditure driven. In Fiscal Year 2015 the Village had \$442,000.00 in expenditures of Federal
23 Funds. That separate, single Audit was not required. He stated that for a Municipality your size
24 to have Grant Expenditures that large says a lot about the projects that the Village has, and the
25 things that you are able to accomplish that other Municipalities your size are not able to do. They
26 work with a lot of local governments. He stated that local governments your size are not getting
27 those kinds of Grant Funds. You should all be commended for that and your leadership. He
28 stated to keep in mind that any Grant Dollars that you have been awarded that you have not yet
29 expended is not part of that \$442,000.00. They have gone through with the Village Administrator
30 other projects and awards. He realizes that there are certain things that are on hold now that all
31 Municipalities are experiencing related to certain State Grants. Those dollars are not part of that
32 \$442,000.00.

33
34 Mr. LeFevre stated to keep in mind, and that Administrator Mekarski knows this as well, that
35 beginning next year the Federal Government has changed the threshold for single Audits. It goes
36 up to \$750,000.00 in expenditures of Federal Funds before you are subject to that Compliance
37 Audit. We do anticipate that some of the individual Grants will require Special Grant Procedures
38 due to the fact that the Single Audit threshold is increasing.

39
40 Mr. LeFevre stated that just past the Independent Auditor's Report is the "Management's
41 Discussion and Analysis." It serves as the Executive Summary. It is written by the Village. He
42 encouraged everyone to read this document. It is required by GASB. They review it to make sure
43 that it is consistent with the Financial Statement Presentation. It is 13-pages. Next you come to
44 the first audited Financial Statement which is the "Statement of Net Position." This statement
45 along with the "Statement of Activities" is the global view of the Financial Statements. It has all
46 the funds that you Budget and appropriate for and put them into governmental activities, or in the
47 case of the Water and Sewer Fund, business type activities, add the capital assets long-term debt
48 and you end up with this global view Financial Statement. Mr. LeFevre wanted to point out the

1 numbers that will be on this statement next year. There is a new GASB Standard that affects your
2 Financial Reporting next year which relates to the participation in any Pension Plan. Your
3 participation in the IMRF and the Police Pension Plan, the unfunded pension liability for those
4 two Plans will grow and become a liability on this statement as opposed to just being information
5 that is found in the notes of the Financial Statements and the required supplementary
6 information. It does not change how you fund those Plans. You will continue to fund those Plans
7 based on the independent actuarial valuation for the Police Pension Plan, and also the actuarial
8 valuation provided by IMRF for those two Plans respectively. It does not change the fund
9 balance in the General Fund. It is for these government-wide Financial Statements. It should not
10 have any impact on your Bond Rating because all the information related to those Pension Funds
11 is already fairly presented within the Annual Financial Report. Moody's or Standard & Poor's
12 would already have that information at their fingertips in the Annual Financial Report.

13
14 Mr. LeFevre stated that on Page 7 the "Balance Sheet for the Governmental Funds," the General
15 Fund, the Fund Balance is the amount that you have available to begin the Fiscal Year that you
16 are operating in now. Your total Fund Balance in the General Fund was \$2,708,000.00. He stated
17 that of that \$2,708,000.00, \$668,000.00 was advances to other funds. Those consists of advances
18 to the Special Service Area Fund, both TIF 1 and TIF 2, and the Asset Seizure Fund. That money
19 is set aside in the Fund Balance because that is waiting for repayment from those other funds as
20 the revenue streams become available in those funds. The remaining amount of the Fund Balance
21 is the \$2,031,000.00.

22
23 Trustee Waite inquired of Mr. LeFevre whether or not the \$2,031,000.00 is good. Mr. LeFevre
24 stated that the \$2,031,000.00 is the function of the Fund Balance Policy of the Board. He
25 believes that the goal is five-months. Mrs. Saenz stated that it is 40%, five-months. We are just a
26 little shy of the 40%.

27
28 Trustee Waite inquired of Mr. LeFevre how that compares to other Municipalities. Mr. LeFevre
29 stated that the majority of the Municipalities that they work with strive to have somewhere in the
30 range of three to six-months of reserves. The ones that are higher than that tend to be
31 communities that are heavily financed by Sales Tax as opposed to Property Tax. You are right in
32 the range with your peers.

33
34 Mr. LeFevre stated that Page 9 shows the operations for the General Fund. There are a couple of
35 unique things on the Financial Statements in the General Fund this year. You might recall that
36 you refunded some debt during the year and paid off some old Bonds. The payment of the old
37 Bonds is in the expenditure section in the principle portion so your expenditures are higher than
38 typical in the General Fund. The Bonds that were issued are down in other financing sources.
39 Normally, we look at that line item that says "Excess of Revenues Over Expenditures." That is
40 not a very good read because of the way that GASB is requiring us to classify these things. The
41 better read is the "Net Change in Fund Balances." This year it shows a slight increase of
42 \$68,000.00 for the Fiscal Year. Basically you are at a breakeven which is showing that you are
43 structurally in balance.

44
45 Mr. LeFevre stated that Page 12 reflects the Income Statement for the Water and Sewer Fund.
46 Both funds did operate at a loss for the year. It does include in the expense section depreciation
47 which is the allocation of the capital assets over their useful lives, meaning the expenses not
48 recorded when you purchase a capital asset or do a project, but rather over the life of that asset.

1 Mr. LeFevre stated that the final operating statement is on Page 15 which is information related
2 to the Police Pension Plan. The Village's contributions of \$906,000.00 are the first revenue with
3 active officer contributions of \$149,000.00. After investment income and expenses for the year
4 you had an increase to the Police Pension Plan of \$738,000.00. You went from \$7,398,000.00 to
5 \$8,136,000.00.

6
7 Mr. LeFevre stated that on Page 51 there is a snapshot of the IMRF as of December 31, 2014.
8 You can see the funded ratio of 83%. It went down from the prior year. That decrease is mainly
9 due to the retirement of a key individual within the Village. Right now this information is just
10 presenting the active employees of the Plan. When someone retires the assets come out and the
11 liability comes out fully funded. Next year when you see that new GASB Statement related to
12 the recording of pensions on the Financial Statements, you are also going to see the IMRF
13 information presented differently. It will include the retirees similar to what you have with the
14 Police Pension Plan. You will see that funded ratio go right back up when it includes both. He
15 stated that if you fund a portion of that at 100% when you add that back in that percentage will
16 increase.

17
18 Mr. LeFevre stated that Page 52 has the Police Pension Fund. He stated that through April 30th,
19 2015, the Police Pension Fund was 43.5% funded. That unfunded liability of \$10,700,000 is
20 what will end up on those government-wide Financial Statements next year. You can never look
21 at those two pages without looking at Pages 54 and 55. Page 54 is the budgetary impact for the
22 Village's participation in IMRF. Each and every year you put in 100% of the required
23 contribution because it is statutory. Look at the strides you have made on the Police Pension
24 Fund on Page 55. You funded over 100% of the required contribution as recommended by the
25 Actuary this year. You are heading in the right direction with the Police Pension Fund as well.

26
27 Mr. LeFevre stated that those are the highlights of the Financial Statements. The Audit went
28 smoothly. They received all of the information that they needed on a timely basis. He stated that
29 your staff is very professional and very easy to work with, and we greatly appreciate working
30 with the Village.

31
32 Trustee Waite inquired of Mr. LeFevre whether or not they audit the water. There is a certain
33 amount of water that comes in and we pay Oak Lawn for that. There is a certain amount of water
34 that we bill, and then what is in between he is not sure. Mr. LeFevre inquired of Trustee Waite
35 whether or not he is inquiring what the percentage of water is that has been lost either through
36 leaks or has not been billed. Trustee Waite stated yes. Mr. LeFevre stated that they do that
37 testing. It is not in the Financial Audit. It is in a separate document that was provided to you as
38 well. That continued to be right around 78%. There is about a 22% loss which was the same as
39 2014. It is down about 10% since 2011. He knows that the Village is working on that.

40
41 Administrator Mekarski stated that the 2014 Audit is what prompted the Administration and Jim
42 Landini to do the testing. Mr. Landini will be reporting on that today. Administrator Mekarski
43 stated that it was prompted by that financial analysis from last year. When you hear Mr.
44 Landini's Report you will recognize what a great value that was to do a sound analysis to
45 determine the actual loss.

46
47 Trustee Pennington inquired of Mr. LeFevre that aside from the new Police Pension GASB
48 pronouncement, does he foresee any other GASB pronouncements coming up in 2016.

1 Mr. LeFevre stated in 2016, no. He stated that in 2018 you will see a similar standard take affect
2 related to retiree health insurance. It is what GASB calls "Other Post-Employment Benefits," or
3 OPEB.
4

5 Trustee Pennington stated that seems to be a trend as it relates to accounting processes and health
6 care in terms of how it is going to be reported. Mr. LeFevre stated that is correct. He believes
7 that what GASB is trying to do is move everything up onto the Financial Statements. He stated
8 that GASB thinks that shining it onto the Financial Statements themselves tells a different story,
9 or the story that they think that all users should see. Those are standards that need to be
10 implemented to receive that Unmodified Opinion. Trustee Pennington thanked Mr. LeFevre.
11

12 Trustee Byrd inquired of Mrs. Saenz whether or not there was anything that she wanted to add.
13 Mrs. Saenz stated no. Trustee Byrd stated that the Finance Committee was very nice to you. Mr.
14 LeFevre stated that the Finance Committee was great. We just go through things in much, much
15 more detail which is great and then we can summarize things for you this evening. Trustee Byrd
16 stated that he wanted to make sure to get that in there that the Finance Committee treated you
17 real nice. Mr. LeFevre stated yes, very nice.
18

19 **August 2015 Financial Statements** – Trustee Byrd stated that the next thing he has is the
20 August Financial Report. In the General Fund on the Revenue side, the Village budgeted
21 \$909,742.00 for the month of August. The actual Revenue was \$882,981.00. It was a little short
22 of what was budgeted, about \$27,000.00 for that month. In the Water Fund the Village budgeted
23 \$195,307.00 in Revenue. The actual Revenue was \$279,030.00. The Revenue is beginning to
24 pick up. It is \$84,000.00 above Budget for that fund. In the Sewer Fund the Village budgeted
25 \$131,206.00 in Revenue. The actual Revenue was \$156,088.00. That is a positive \$25,000.00 for
26 the month in that fund.
27

28 Trustee Byrd stated that for Expenses in the General Fund the Village budgeted \$614,099.00.
29 The actual Expenses were \$634,958.00. In the Water Fund the Village budgeted \$118,311.00 in
30 Expenses. The actual Expenses were \$142,739.00. In the Sewer Fund the Village budgeted
31 \$407,066.00 in Expenses. The actual Expenses were \$367,628.00.
32

33 Trustee Byrd stated that for the "Current Month Surplus/Deficit," in the General Fund a surplus
34 was budgeted for August in the amount of \$295,642.00. The Village actually had \$248,023.00. It
35 is about \$47,000.00 less than what the Village budgeted for. In the Water Fund the Village
36 budgeted \$76,996.00. The Village actually had \$136,291.00 which is \$60,000.00 more than what
37 the Village budgeted for. In the Sewer Fund the Village budgeted for a deficit of \$275,860.00.
38 The actual deficit in that fund was \$211,539.00. It is \$64,000.00 less than what the Village
39 budgeted for.
40

41 Trustee Byrd stated that with respect to the "Year to Date Surplus/Deficit," in the General Fund
42 the Village had budgeted \$218,547.00. We are actually at \$103,681.00. It is \$114,000.00 on the
43 positive side than what we had budgeted to get at this time. In the Water Fund the Village
44 budgeted \$183,042.00. We actually had \$190,739.00. It was \$7,000.00 in the positive there. In
45 the Sewer Fund the Village budgeted \$250,804.00 as a deficit. The actual deficit was
46 \$123,029.00. It is \$121,000.00 positive for what we had budgeted to be at at this time.
47

1 Trustee Byrd stated that the last page is the graph showing what the Year to Date Surplus is. He
2 asked the Board to review the Detail Sheet. Trustee Byrd thanked Chief Krull for staying in
3 Budget.

4
5 **Treasurer’s Report of Cash Balances** – Trustee Byrd stated that the Treasurer’s Report shows
6 that there are 10 Funds in different institutions. In Bank Financial there is \$95,802.79. At the top
7 it shows the percentages that are in each one of those institutions. The total in the Financial
8 Institutions is \$6,554,020.26. The second page shows the amounts in the Funds.

9
10 Trustee Pennington stated that he wanted something clear in his mind with respect to the “Year
11 to Date Surplus/Deficit.” He stated that Trustee Byrd indicated that in the General Fund there
12 was a Budget of \$218,547.00. Trustee Pennington stated that he is sure that Trustee Byrd meant
13 to say that those are at deficit status. He didn’t hear that in his presentation. Trustee Byrd stated
14 yes. We had budgeted to be in a deficit status at that period of time. The deficit status is not as
15 bad as what the Village had budgeted for at that time. Trustee Pennington inquired of Trustee
16 Byrd what our status is. Trustee Byrd stated that the General Fund is \$103,681.00. It is
17 \$114,000.00 to the positive. Trustee Pennington stated then we have a positive deficit. Trustee
18 Byrd stated that we have a positive deficit. It is not positive. Trustee Pennington stated that he
19 understands.

20
21 Village President Meyers-Martin stated that sometimes these deficits are just a result of timing.
22 Trustee Byrd stated that in the Water Fund and in the Sewer Fund it is usually just the timing. In
23 the General Fund it is usually based on the timing of the receipt of the Real Estate Taxes. On the
24 whole, we are on the positive side of meeting our Budget for the year.

25
26 Village President Meyers-Martin stated that she noticed that in terms of the Treasurer’s Report,
27 there is more money in the IMET as opposed to the Illinois Funds. She inquired whether or not
28 that is kind of normal. She stated that she is more familiar with the Illinois Funds.

29
30 Mrs. Saenz stated that when we receive the Bond Funds for the Sewer Project, those funds were
31 deposited into IMET. As we expend those funds, you will see IMET begin to decrease. The
32 expectation is not for the funds to remain in IMET for any lengthy period of time. It is really just
33 until we complete our project. Village President Meyers-Martin stated that is what she wanted to
34 hear. She thanked Mrs. Saenz.

35
36 **BUILDING:**

37
38 **2015 Holiday Awards** - Trustee Hudson stated that she wanted to make sure that everyone is
39 aware of the timing that we have for our Holiday Awards. It is the same as the Landscape
40 Awards for the summer. However, it is for the decorations that you have in your yards for the
41 holiday. The process is basically the same. Your Homeowners Association Presidents should be
42 receiving a letter within the next week. The letter outlines the process that you should take as a
43 Homeowners Association President in order for the Beautification Committee to go and look at
44 what you have nominated. You will nominate six homes. You will give each nominated home a
45 number between one and five. The Beautification Committee will look at the top three. If you
46 have additional questions after you receive the letter, you can call Trustee Hudson or Mindy.
47 There are at least six members of the Beautification Committee looking at the decorations. We
48 all have an idea of what we think is beautiful. Just because one home may look beautiful to

1 Trustee Hudson, it doesn't necessarily mean that home looks beautiful to another member. In the
2 end it pans out to be the same no matter what we do. We usually end up with the person that
3 everyone thinks is the best.

4
5 Trustee Hudson wants to make sure that everyone that is a Homeowners Association President
6 makes sure that they do something so that their people will get recognition. She receives
7 comments that they didn't know about it, or they didn't get any information about it, or their
8 name wasn't submitted or something of that type. Let's try to be diligent as we go about looking
9 at the residences. We like to encourage people to make sure that their homes look very good for
10 the holidays.

11
12 Village President Meyers-Martin inquired of Trustee Hudson when the judging begins. Trustee
13 Hudson stated that the Homeowners Association Presidents should have their information into
14 the Beautification Committee by December 13th. All of that information is in the letter that they
15 will be receiving. On December 21st they will take the names that are submitted to them on
16 December 13th and they will look at the various homes. Village President Meyers-Martin stated
17 that if someone plans on participating they need to be decorated by December 13th, so that their
18 Homeowners Association Presidents can nominate them. Trustee Hudson stated that is right.

19
20 **PLANNING:**

21
22 **Planning Commission** - Trustee Pennington stated that he did not have a Formal Report this
23 evening with respect to the Planning Commission. The Planning Commission will be meeting on
24 Tuesday, December 15th at Village Hall. The Commission will be kicking off its rather extensive
25 plans for 2016 for the upcoming projects that the Village has. The Agenda is being prepared as
26 we speak. The Commissioners will receive it about a week prior to the actual meeting.

27
28 **Veterans Breakfast at Brookdale** - Trustee Pennington stated that on November 10th the
29 Veterans Affairs Commission of Olympia Fields in conjunction with the Brookdale Senior
30 Citizens Living Center hosted a breakfast for the Veterans in residence at Brookdale, as well as
31 the Veterans and residents in the Village of Olympia Fields. It was a grand event. There were
32 approximately 75 to 100 Veterans present. The breakfast opened up with a Color Guard from the
33 Tinley Park Veterans of Foreign Wars. We had grand remarks from our Village President.
34 Congresswoman Robin Kelly was present and gave remarks, as well as the Chairman of the
35 Veterans Affairs Commission, Joe Martin. We had a Keynote Speaker, Chief Warrant Officer
36 Phil Denier who is with the U.S. Coast Guard. He gave a resounding remark on Veterans and
37 what Veterans Day is about. It was great. Trustee Pennington wanted to thank the Board
38 personally for attending. He stated that Trustee Arthur Byrd, Trustee Willett Hudson, Trustee
39 Robert Waite, and Trustee Carolyn Gibson attended the breakfast. Trustee Pennington thanked
40 Village President Meyers-Martin for attending. It was well-attended. Everyone had a great time.
41 The food was great. We had representatives from the U.S. Department of Veterans Affairs, the
42 Illinois State Veterans Affairs Association, and Honor Flight. That's the group that takes World
43 War II Veterans and now Korean War Veterans to the War Memorials in Washington, D.C. each
44 year. It will be a long time before us Vietnam Vets go. There were representatives from the
45 Abraham Lincoln Cemetery there. The Veterans Associations were great in terms of giving out
46 the information that a Veteran needs in order to receive his or her benefits.

47

1 **Veterans Day Celebration** - Trustee Pennington stated that the following day, November 11th,
2 we all met again at the Barn in Olympia Fields to celebrate the actual Veterans Day. It was not as
3 populated as it was at Brookdale. We did have a good time. We sang patriotic songs. The
4 Veterans who were in attendance gave remarks about their years in service in the Armed Forces
5 of the United States. Great remarks came from our Village President and our Chairman of the
6 Veterans Affairs Commission. This was in conjunction with the Village of Olympia Fields as
7 well as the Olympia Fields Park District. We had a good time there. It was two days of great
8 activities and great fun. He is glad to have been a participant in it. Trustee Pennington wanted to
9 acknowledge the fact that Dr. Gibson was present as a Korean War Veteran at the Brookdale
10 event. Trustee Pennington was glad to see him participating in that.

11
12 Trustee Pennington stated that the Veterans Affairs Commission is looking forward to doing
13 bigger things in the upcoming year. They may be looking at some activities that they can not
14 only draw the Veterans from the Village, as well as Brookdale, but perhaps encourage some of
15 the other Villages to join forces with them in putting on a grander event sometime during the
16 year. He stated that as things develop he will report on them.

17
18 Village President Meyers-Martin stated that those were two great events. We always want to
19 recognize and celebrate our Veterans. Village President Meyers-Martin thanked Brookdale for
20 stepping up. She stated that they are one of our best community partners, neighbors, in the
21 Village of Olympia Fields. They have over 60-Veterans that live in Brookdale. She always
22 appreciates them. They give barbecues for Staff and for the Police Department. They are great
23 community partners. She appreciates everything that they do at Brookdale.

24
25 **Joint Board Meeting with the Park District** – Village President Meyers-Martin stated that we
26 have been talking about this for quite a bit. After the first of the year for 2016, she wants to get
27 on the Agenda the Joint Board Meeting with the Park District.

28
29 Trustee Pennington stated that he had a discussion with Denise Will a few days ago. That is her
30 desire to get something started after the first of the year. He stated that Mrs. Will suggested that
31 we come up with a series of talking points from the Village's standpoint. She will bring points of
32 interest from her Board.

33
34 Village President Meyers-Martin stated that she definitely has some talking points. Trustee
35 Pennington stated that Denise Will is very receptive and her Board is very receptive. They have
36 been having problems with meetings and quorums. There were a couple of meetings that he
37 wanted to attend, and couldn't attend because there wasn't a quorum. Mrs. Will assured Trustee
38 Pennington that come the first of the year there will be time available for that, because she is
39 very much in tune with wanting to do a Joint Board Meeting.

40
41 Village President Meyers-Martin stated that we will send some dates that work for us and they
42 can try to meld their time available with us. Trustee Pennington stated exactly.

43
44 **PUBLIC WORKS:**

45
46 **Dedication for the \$500,000.00 from the Army Corps of Engineers** - Trustee Waite stated that
47 we had a dedication of the pond in Graymoor which was pretty spectacular to see some of the
48 things that we have done. There were Mallard Ducks swimming all over the place. He thought it

1 would be a good place to have a Duck Club. The Army Corps of Engineers were at Graymoor
2 and we had a dedication.
3

4 Administrator Mekarski stated just to clarify the record that was a dedication for the \$500,000.00
5 contribution of Federal Funds from the Army Corps of Engineer to help subsidize that sanitary
6 sewer lining. The pond may be another project that we will be working on in the future.
7

8 **M.E. Simpson Leak Survey Report** – Mr. Jim Landini the Director of Public Works stated that
9 you should have in your Board Packet the Report from M.E. Simpson Co. In October the Village
10 had M.E. Simpson come out to conduct a Leak Survey. They do Leak Surveys, Hydrant Flow
11 Programs, and Valve Assessment Programs. They surveyed nearly 45-miles of water mains that
12 are in the Village. They put listening devices with microprocessors in them on a valve, or a
13 hydrant, or any exposed part of the main. They usually won't go any further than 500-feet so
14 they can narrow down the areas that they are listening to. He stated that only two-leaks were
15 found which is pretty good for an entire Village. They found one-leak on a six-inch water main
16 that is estimated to be leaking at 36,000-gallons per day which is basically a full water main
17 break. The reason that Public Works couldn't see the leak is because the water main is
18 underneath the storm sewer. Instead of coming up to the surface where they could see the water
19 flowing, it was going directly into the storm sewer and continued to flow underground. He
20 doesn't know how long the leak had been going. It is a good thing that they found it. They fixed
21 it that day.
22

23 Mr. Landini stated that the other leak was on a home service line. It was a small leak, 720 gallons
24 per day. They fixed that leak the next day. If you are going off of what Oak Lawn charges the
25 Village for water, \$4.60 per thousand gallons that is \$168.00 per day of water that we were
26 losing, which comes out to \$61,652.00 annually. If you flip that into water that the Village didn't
27 bill at \$11.48 per thousand gallons that is \$421.00 per day, or \$153,664.00 of lost revenue from
28 the water loss. The entire Survey cost \$7,500.00. Mr. Landini believes that it is a very
29 worthwhile Survey to do. Mr. Landini and M.E. Simpson are recommending that this be done
30 every year. If you pay the \$7,500.00 and they don't find anything, it is a good thing on our part
31 as well. There are several areas around town that the water main does run underneath storm
32 sewer or sanitary sewer and we will just never see it. He would like to think that this was caught
33 within a few days of the break, but he can't know for sure. It is not quite enough water to see a
34 difference in our tower levels because we are talking millions of gallons versus 36,000. He got
35 the Report about a week ago. Mr. Landini is going to go back to our pumping levels and check
36 and see if he can pin down just to know exactly when the leak occurred.
37

38 Administrator Mekarski stated that we got tipped off from the Auditor's Analytical Analysis of
39 Finances the amount that we were billed from Oak Lawn and the amount we were billing out.
40 Those numbers were a bit anomalous from the trend which led Mr. Landini to order the Leak
41 Survey.
42

43 Trustee Waite stated that the last time we had a Report Mr. Landini was not here. Trustee Waite
44 had asked his predecessor to Budget for it again the following years, because it seemed like once
45 every five-years was not enough. He thought that the Village was losing too much water and he
46 still does, 22% of potable water is a lot of water. As Mr. Landini pointed out there was thousands
47 of gallons there but it wasn't enough to make any kind of an impact. He knows that the EPA

1 down the road is going to have some serious consequences for people that don't stem that flow
2 of purified water from going down the sewer.
3

4 Mr. Landini stated that is a big issue. It is not really down the road. It is now. There are penalties
5 for excessive water loss. It is similar to the sewer MWRD things that they have to follow.
6 Something like this shows that the Village is making a concerted effort to reduce water loss. That
7 goes a long way in our reporting. He will continue to do this with Board approval. It is
8 something that he has done in the other communities. It works really well. The other
9 unaccounted water, they can tell on big water main breaks. They had one this year where they
10 lost 400,000 gallons in about three-hours. That is a big loss. That is one that they can tell on the
11 tower. They average about 30 water main breaks a year. They are not that big. That is where you
12 can factor in some of the loss, and the meters, and things like that. They are working to correct
13 all of that. That number should continue to go in the Village's favor for the water loss.
14

15 Trustee Waite would like to see the results from Robinson Engineering about the sewer line that
16 runs across the Country Club. It seems like they have been working on that for a very, very long
17 time. He is wondering why they seem to be stalling in telling us what they found.
18

19 Mr. Landini stated that he has not gotten an answer from them yet. Village President Meyers-
20 Martin stated that we have to revisit with Robinson to see if they have any updates on that. She
21 stated that the previous Public Works Director, Joe Alexa, was very frugal in his Budgets. He
22 never liked to spend a lot of money. That is probably why he didn't recommend that we do that
23 more often. But as we see, we can be a penny wise and a pound foolish and lose much more
24 money by not wanting to spend some dollars. She agrees with the recommendation of doing that
25 every year just to make sure that we are not having a major loss as in years past. She believes
26 that the Board has demonstrated to MWRD and the Illinois EPA that we are willing to take a
27 serious look at what the issues are related to the Sewer System, drainage, leakage, and I and I so
28 that does go a long way from keeping us being fined.
29

30 Mr. Landini stated that it really does. They look at that just as much as actual numbers. If you are
31 making the effort they will hold off on it.
32

33 Trustee Nale inquired of Mr. Landini whether or not all areas and all lines were surveyed. Mr.
34 Landini stated that the entire Village was. He stated that not every service line going into the
35 house was. They had a few that they suspected could be a problem, but it wasn't showing. We
36 know this by the ground is a little soggy in dry weather around somewhere in the front of the
37 house and they happen to see that. They had them test some service lines. Only one of them was
38 leaking. All of the water mains in town were tested and the fire hydrants.
39

40 Trustee Byrd inquired of Mr. Landini whether or not it is fairly common to run the water lines
41 underneath the sewer lines. Mr. Landini stated yes, it is fairly common because they are going to
42 cross paths because they have to be 18-inches apart below ground, and some run in opposite
43 directions. There is lots of that in this town because of the rural drainage in most of the town. In
44 other towns that have mostly urban drainage it happens a lot more often.
45

46 Trustee Nale stated that the reason she asked is because she had a water line break. She had no
47 indication. She woke up one morning and there was a big puddle right in the front yard. They
48 had to dig it all up.

1 Mr. Landini stated that if they did the water lines that would significantly raise the price of the
2 testing and the length of time that it would take. He stated that with the water lines it is the
3 Village's responsibility from the point of turnoff to the water main. If we wanted to go that route
4 we would have to figure out a way of notification to the homeowner and how those would get
5 resolved as well.

6
7 **HUMAN RESOURCES:**
8

9 Trustee Nale stated that she did have a more complete Report on several other items. She stated
10 that if it meets with Madam President's approval, she will report on all three items at the next
11 meeting. Village President Meyers-Martin stated okay.

12
13 **PUBLIC SAFETY:**
14

15 **Thank You Letter from Richton Park Police Department for Officer Miguel Ayala and**
16 **Officer Twilley** - Trustee Gibson stated that she has an item for information only concerning
17 two of our Police Officers.

18
19 The Department received a letter of thanks from Richton Park's Chief of Police Elvia Williams,
20 acknowledging the efforts of Patrol Officer Miguel Ayala and Patrol Officer Mark Twilley for
21 their assistance in resolving an incident that began on the afternoon of October 18th, in the 5200
22 block of Roberta Road in Richton Park, which involved a shots fired call that evolved into an
23 armed barricaded subject incident.

24
25 Officer Ayala and Officer Twilley assisted personnel from Richton Park and surrounding
26 communities in establishing and securing the perimeter around the affected residence. After
27 securing the perimeter, Officer Ayala and Officer Twilley assisted in the notification of residents
28 and the evacuation of homes adjacent to and surrounding the residence in which the subject was
29 barricaded.

30
31 The prompt notification and evacuation of homes allowed the South Suburban Emergency
32 Response Team to immediately set up a secure perimeter and engage the armed and barricaded
33 subject. The barricaded subject eventually surrendered without causing additional harm to
34 himself, his neighbors, or the responding officers. The offender was charged with Aggravated
35 Discharge of a Firearm and remains in custody. A number of weapons were recovered from the
36 inside of the residence.

37
38 We would like to recognize and comment Officer Ayala and Officer Twilley for their exemplary
39 skill, their dedication to duty, and professionalism during this incident.

40
41 **REPORT OF VILLAGE ADMINISTRATOR:**
42

43 **Discussion Only: Amending Teska Associates Town Center – TIF to Include Governors**
44 **Park** – Administrator Mekarski stated that the first item is for discussion only. There is a
45 Memorandum and Preliminary Report from Mike Hoffman from Teska Associates.
46 Administrator Mekarski wants to discuss with the Board the possibility of expanding the TIF
47 which is being explored now for the Town Center. The Town Center is the area that is bounded
48 by Vollmer to the north, and the Olympia Fields Country Club to the east, 203rd Street to the

1 south, and to the west Kedzie Avenue. There is a Draft Preliminary Report with the "Eligibility
2 Findings." It is the first element of the TIF. The bulk of the TIF work would be completed when
3 we set up the Joint Review Board.
4

5 Administrator Mekarski stated that in analyzing the TIF and working with various Economic
6 Development scenarios, especially with our discussions on the Enterprise Zone that is coming up
7 later in the Agenda, that incentive, and also a real big incentive that the Mayor's Office is
8 coordinating with other Mayors and the South Suburban Mayors and Managers Association is
9 our \$6,000,000.00 Broadband Project. There is an opportunity here instead of simply going for
10 the TIF in the Town Center to expand it to include the Vollmer Road Corridor, which is our
11 Commercial opportunity from Kedzie Avenue all the way to Park Drive and to include
12 Governors Office Park. Mr. Hoffman did confirm that the Town Center TIF with its Mixed-Use
13 Development of Commercial/Retail on the bottom and Condominium and Townhome
14 Development, also some senior housing, could produce somewhere in the neighborhood of up to
15 \$70,000,000.00 in TIF Increment. TIF Increment is basically you look at the assessed valuation
16 of the land now, and the difference between what it is now and what it is after a complete
17 development, realization of the Plan. That TIF Increment can be used for subsidizing the
18 development and inducing developers to do the Class "A" Development that we want. It can also
19 be utilized to pay for public improvements, the pond reconfiguration that we talked about, some
20 of the street reconfiguration, maybe the opportunity to put in some kind of a Sculpture Garden. It
21 also can be transferred to an adjoining TIF.
22

23 Administrator Mekarski stated that independent of that revenue, what we see is an opportunity of
24 sort of a rebirth of the Governors Office Park. The Governors Office Park prior to the recession
25 probably had about 90% to 95% occupancy. He stated that now that occupancy is somewhere in
26 the neighborhood of 30% to 35%. The developer that took over the foreclosed four-buildings,
27 Sunil Bhatia, his taxes on those four-buildings is about \$950,000.00. Annually he goes through a
28 Property Tax Appeal. They reduce it to about \$450,000.00. The rents that he collects because he
29 only has about 30% to 35% occupancy, is like \$350,000.00. He is losing about \$100,000.00 a
30 year. Sometimes he basically breaks even. He has no monies towards putting capitalizations in
31 the building. Many of the Trustees for years, our Village President, Trustee Pennington and
32 Trustee Byrd have talked about revitalizing Governors Office Park, not just for office but for
33 commerce for clean tech industries. The Mayor has been in dialog with the CEO of St. James
34 Hospital who is doing a \$120,000,000.00 capital improvement next year to move all of the acute
35 care from Chicago Heights to Olympia Fields. That economic engine is only going to get
36 stronger. There is a big opportunity to use that economic engine to create new markets in the
37 Governors Office Park.
38

39 Administrator Mekarski stated that one of the things that was discussed last week was we have
40 144-strands of Broadband fiber optic cable that the South Suburban Mayors and Managers
41 Association has brought down from downtown Chicago through the I-94 Corridor down I-57. It
42 terminates at various nodes. One of the termination points is SouthCom. We can bring that fiber
43 optic bundle; all 144-strands to the hospital for under \$300,000.00, and for probably under
44 \$50,000.00 take it to all of the buildings in Governors Office Park. The TIF could pay for that
45 infrastructure development. The TIF could take an Office Park and allow the building to be
46 renovated towards a radiological lab for a Call Center for a High Tech Laboratory. It would
47 change the assessed value substantially and create an increment. That increment can be used by
48 the developers to induce a developer to say that we will subsidize your build-out. It can also be

1 used for public improvements doing the lighting, the streets, and the landscaping. It is an exciting
2 opportunity. Teska Associates has laid out a quick analysis. Administrator Mekarski is not
3 asking for any decision tonight. He wants the Board to read Mr. Hoffman's Report. He stated
4 that you can call Mr. Hoffman between now and the 14th to have some further discussion.

5
6 Administrator Mekarski stated that their recommendation would be "Not to expand the right-of-
7 way to St. James, but to at least expand it to the Governors Office Park and the Vollmer Road
8 Corridor." We know for instance, like on Park and Vollmer we have a developer that is
9 interested in putting in two possible restaurants on Park and Vollmer with the Medical Office
10 building in back. If we capture this TIF before that goes on a Tax Bill, that new Increment will
11 be in our positive ledger column. The building owners will have some kind of Capital Budget to
12 work on. He stated that funds can be transferred from Governors Office Park to the Town Center
13 and back and forth depending on the priority of this Board. It is governed by the direction and
14 the fiduciary review by the Board.

15
16 Administrator Mekarski stated that our recommendation two-weeks from now will be to expand
17 it to the Governors Office Park area. That is going to delay the development of the TIF probably
18 by no more than a month. There will be some consulting fees of about \$10,000.00. That is an
19 additional cost. He is going to work with Cynthia Saenz to try to find a budgetary variance in our
20 existing Budget to pay for this. We have the potential of getting literally Hundreds of Thousands
21 if not Millions, and revolutionizing Governors Office Park to Governors Commerce Park. He
22 stated that with the combination of the Broadband, the TIF, and the Enterprise Zone, we have a
23 set of incentives in our toolbox above and beyond any other community.

24
25 Administrator Mekarski stated that we had NIU come in. They are the Broadband Project
26 Manager. We talked with Arnie Kimmel, the CEO of St. James. Mr. Kimmel stated that they can
27 get Comcast and AT&T. Administrator Mekarski stated that if you are doing one CT Scan and
28 you want to ship it from Hospital A to Hospital B, just using the typical Broadband resources
29 offered by Comcast and AT&T that will take seven and a half hours to send it. He stated that our
30 Broadband System can do it in three and a half seconds. It is high-grade, Commercial Broadband
31 that has the ability of delivering a dedicated strand to the hospital and a dedicated redundant
32 strand. That is something that the Commercial enterprises are not in a position of doing. He
33 inquired can you imagine a Radiological Center in Governors Office Park, or a Call Center, or a
34 Computer Programming Center, or a facility that handles all the GIS and GPS Mapping. Those
35 are the kind of industries that we can attract because we can cut from their operating costs 20%
36 to 30%. We can offer Broadband Services at a high-grade to the hospital and to Governors
37 Office Park participants 20% and 30% below AT&T and Comcast. It is government subsidized.
38 It is run by the South Suburban Mayors and Managers Association. We are competing with the
39 private sector. It is all for a good cause, the Economic Development of the Village and the
40 region.

41
42 Village President Meyers-Martin stated that Administrator Mekarski is correct. When we met
43 with Rusty from NIU, we had Arnie Kimmel and Sunil Bhatia from Governors Office Park here.
44 What we need to remember is that the Office Park has gone from about 97% occupancy down to
45 the mid 30%. That is because we have a lot of competition. There is a lot of office glut in the
46 market. That particular Business Park is in today's world kind of antiquated. There hasn't been a
47 lot of updating going on there. If people have a choice between newer, more modern businesses
48 and our Business Park, we are going to lose every time. We have to think outside of the box. We

1 Units of Local Government, seven actually, Establishing New Incentives and Renaming the
2 Amended Enterprise Zone as the Lincoln & 394 Corridor Enterprise Zone. This is up for First
3 and Second Reading. This is coming to you in an amended form for the second time. The Board
4 had passed this previously in the year. It was done in November of 2014, the creation of the
5 Lincoln/394 Corridor Enterprise Zone. It was a strategy that was fostered by the South Suburban
6 Mayors and Managers Association. The State is reducing the number of individual Enterprise
7 Zones. They are encouraging collaboration amongst Municipalities. There were over 100
8 Enterprise Zones but the state is reducing it to no more than 44.

9
10 Administrator Mekarski stated that to insure that we get every participant in the South Suburban
11 Mayors and Managers Association into the Enterprise Zone; we broke up 43-communities into
12 four zones. We fell into the Lincoln/394 Corridor. That included nine-communities. We were
13 one of the highest rated Enterprise Zones. We were disqualified from getting in the first round
14 which expires December 31st. We were the highest rated because we have St. James. They are
15 putting \$120,000,000.00 of Economic Development in. That was one of the criteria that you had
16 to demonstrate, an aggregate of that amount of potential new Economic Development. There are
17 some real large opportunities in our area for both Industrial Development down south in Chicago
18 Heights and Ford Heights, and also revitalization like our Governors Office Park, changing it
19 from office to commerce or a combination. The State disqualified us because two of our
20 communities, Ford Heights and Sauk Village, were in an existing zone already and that expires
21 on 2021. They said we couldn't go the first round. We desperately want to get in the first round
22 because we are afraid that it is going to fill up and we will get knocked out completely. The logic
23 was that we would amend the Sauk Village/Ford Heights Enterprise Zone, the seven
24 communities that were disqualified goes into that zone and then we would rename it
25 Lincoln/394. We accomplished the exact same objective, but through the back door by amending
26 the existing zone. The only difference is that it would expire sooner than the regular zone. We
27 could apply in 2021 for an extension.

28
29 Administrator Mekarski stated that the legislation that you have before you includes that process.
30 It amends the Intergovernmental Agreement, the Attachments, and the Legal Description. There
31 were all kinds of extensive work done by the Center of Neighborhood Technologies to get these
32 Amendments. We would like to get this passed today. We have to get this Amendment in by the
33 end of the year. This Amendment may not be the last step. There is a letter behind the
34 Memorandum. The letter is dated November 19th from David Chandler. It has the next steps for
35 Plan A and Plan B. Plan A is what we are doing today, which is trying to get in this year before
36 December 31st by going through the back door by going to the existing Enterprise Zone of Sauk
37 Village/Ford Heights, and amending their zone and renaming it our original name. Ford Heights
38 may not want to be a player in it because they are saying you can join our zone, but any new
39 Economic Development that happens subsequent to the legislation giving approval on this they
40 would like to share tax revenue. That is Property Tax and Sales Tax. He stated to what level we
41 don't know. The communities feel that the State enabling legislation to create Enterprise Zones
42 was not designed for revenue sharing. That is a totally different political policy matter. There are
43 meetings with Ford Heights right now, and representatives from the County, including some
44 upper level administrators assigned from President Preckwinkle to try to encourage Ford Heights
45 to do the right thing.

46
47 Trustee Pennington inquired of Administrator Mekarski whether or not we know the status of
48 that. Administrator Mekarski stated that so far it is not going well. They are still trying to

1 complete some additional meetings this week. The intent of the State was not revenue sharing.
2 That is a totally separate matter. He stated that on December 14th we may have to come back
3 here with an alternate Plan, which is to stop trying to get all nine-communities in, and take the
4 six-communities because Beecher and Will County would be out of the ballpark because they
5 would no longer be contiguous without Sauk Village and Chicago Heights. The six would try to
6 get in this round as a new Application. That will require all kinds of extensive work on a packet
7 that is over 200-pages with Legal Descriptions, Incentives, and Economic Analysis. It may cost
8 \$20,000.00.
9

10 Administrator Mekarski stated that we have a Motion to do two-parts, to approve trying to get
11 into Ford Heights so we can get that all out of the way and allow negotiations to continue for the
12 next week to two-weeks. He stated that if they fail, then immediately CNT would start Plan B.
13 They would expect all of the paperwork, and all of the Ordinances, and all of the
14 Intergovernmental Agreements, and all the Data Analysis to be done by December 15th, which is
15 the day after our Board Meeting.
16

17 Trustee Pennington inquired of Administrator Mekarski what "Exhibit D Amended
18 Intergovernmental Agreement" is. It was on the dais tonight. He stated that it is not part of the
19 original Packet.
20

21 Administrator Mekarski stated that it is part of the Packet. Trustee Pennington inquired of
22 Administrator Mekarski what is being amended. Administrator Mekarski stated that everyone
23 should have Exhibit D in the original Packet.
24

25 Trustee Byrd inquired of Administrator Mekarski what changed. Administrator Mekarski stated
26 that there is no change. There was a concern by the other Municipalities who passed it one or
27 two-weeks ahead that there is an Amendment on Page 4. He already caught that on Friday. What
28 was in your Packet, mailed out, and on the Agenda, Exhibit D is exactly what was on the dais.
29 The other communities that passed this two-weeks ago weren't aware of the Amendment, so they
30 had to go back to the governing authority and make an additional Amendment.
31

32 Trustee Pennington stated that everyone has signed-off on this with the exception of Ford
33 Heights, Steger, and Beecher. Administrator Mekarski stated no, basically everybody signed-off
34 on it.
35

36 Village President Meyers-Martin stated that Mayor Hanks asked her to reach out to Mayor
37 Griffin in Ford Heights because he wants to go ahead with this. Ford Heights is the only hold out
38 so far. There is an effort amongst President Preckwinkle's Office, possibly Commissioner Sims
39 Office to have a sit down with Mayor Griffin to see if there can be some negotiating on this.
40

41 Trustee Byrd inquired of Village President Meyers-Martin what type of negotiating is this. He
42 stated that we are not going to share revenue.
43

44 Administrator Mekarski stated no. That is a non-starter. It is just trying to get them to do the right
45 thing. Village President Meyers-Martin stated that it is just to make him see that that would be
46 beneficial to the region if he were to go ahead and sign on.
47

1 Trustee Byrd inquired of Administrator Mekarski what Mayor Griffing's reasons are that he wants
2 shared revenue. Administrator Mekarski believes that in the original Agreement with Sauk
3 Village there was some language that the two communities would do so revenue sharing. We
4 don't know to what extent. Trustee Byrd stated that the assumption is they will have
5 development over there. Administrator Mekarski believes that it is just a misunderstanding by
6 the Mayor of the legislative intent of Enterprise Zones. It is not designed for revenue sharing.
7 It is not designed for that kind of policy.

8
9 Trustee Pennington stated that it doesn't even speak to revenue sharing at all. Administrator
10 Mekarski stated that if you look at Pages 3 and 4 of Exhibit D, these are the primary incentives.
11 They can be huge. The big incentive you can get a Sales Tax Exemption of 6.25% of all building
12 material. The hospital is about to do \$120,000,000.00 of capital development from asphalt, to
13 lighting, to bricks and mortar, they can get 6.25% of the purchase of all of that material from
14 stones to windows. That is like \$7,200,000.00. It is not hurting our coffers in the Village. It is
15 giving us another incentive in our toolbox to attract industry. The Enterprise Zone boundaries for
16 Olympia Fields would be all Commercial Property in the Village with the exception of some
17 residential areas. It covers the Lincoln Highway Corridor. It covers Governors Office Park. It
18 covers the Town Center. It covers our Commercial Corridor on Vollmer Road. It is another
19 element in our toolbox, in our suite of incentives to attract the kind of developers that we want.
20 This can be a significant difference, especially if you are renovating one of the Governors Office
21 Buildings for a Tech Center. That is a lot of change.

22
23 Trustee Waite stated that the Broadband that you are looking into would be extraordinarily
24 important. A lot of those Tech Companies won't go anyplace unless they are able to have
25 Broadband.

26
27 Administrator Mekarski stated that he knows that this is a little bit convoluted but you passed
28 this last year. It is supported by all of the members of the South Suburban Mayors and Managers
29 Association. We are trying to get in before December 31st through amending Ford Heights and
30 Sauk Village. If it doesn't work then it will be the six remaining communities because Beecher
31 and Will County won't be included. We are going to do it alone. It is going to require major
32 revisions. Our share of that cost is about \$1,520.00. We are going to see if the County will pay
33 for that additional \$20,000.00. They put up \$150,000.00 to do the work in the last year on all of
34 these Enterprise Zones. We are asking President Preckwinkle for another \$20,000.00 because we
35 didn't expect this interpretation by DCEO to happen. Our attorneys feel that they are making a
36 wrong interpretation, that these existing Enterprise Zones are suppose to sunset and we are all
37 suppose to start new.

38
39 Administrator Mekarski stated that he comes before the Board tonight with one Amendment and
40 with a request for us to do the additional financing if needed. He also gives forewarning that we
41 may come back in two-weeks with another solution. We are going to try to get this done by
42 December 31st, and get those incentives in play with our TIF and our Broadband and keep us
43 going on the right path.

44
45 Trustee Gibson stated that there are two items on Exhibit B on the dais. Trustee Gibson inquired
46 of Administrator Mekarski whether or not they are different.

47

1 Administrator Mekarski stated that one was the red line and one was the black line. The red line
2 shows you what was changed. He caught that on Friday and it was already in the Packet. You
3 can disregard whatever was on the dais. The correct one was in the Packet. The Mayor is going
4 to read an enhanced part of the Motion. We were in the process of writing the Staff Report when
5 we had the computer problem on Friday and we had to close down all of the computers at about
6 1:30 P.M. We weren't able to complete that so we are going to read that into the record. It is in
7 the Staff Report in the paragraph above the Motion. It is for the \$1,600.00 for the additional
8 Study if needed.

9 **Motion by Trustee Byrd, second by Trustee Waite to waive on First Reading and adopt in**
10 **Second Reading Ordinance #2015-22 - An Ordinance Amending the Existing Ford**
11 **Heights/Sauk Village Enterprise Zone by Altering its Boundaries and Including Additional**
12 **Units of Local Government, establishing New Incentives and Renaming the Amended**
13 **Enterprise Zone as the Lincoln & 394 Corridor Enterprise Zone; and authorize the Village**
14 **Administrator to expend an amount not to exceed \$1,520.00 as the Village's proportionate**
15 **share to complete revisions to the Enterprise Zone Application as necessary to advance**
16 **Plan "B" if required.**

17
18 Trustee Pennington inquired whether or not the Public Hearing on Wednesday, November 25th is
19 still going on at the Chicago Heights City Hall. It is on Plan B. Administrator Mekarski stated
20 that it is being advertised. He stated that unless we hear some positive results prior to the 25th
21 from Ford Heights we will go along with it. He stated that you may want to attend. Administrator
22 Mekarski stated that Ed Paesel will be there.

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

24
25 **REPORT OF VILLAGE PRESIDENT:**

26
27 **Resolution #2015-19 – A Resolution of the Board of Directors the Intergovernmental Risk**
28 **Management Agency** – Village President Meyers-Martin stated that you have Resolution
29 #2015-19 - A Resolution of the Board of Directors the Intergovernmental Risk Management
30 Agency. This is a Charter that we have had. It expires on December 31st, 2015. There is a Memo
31 in the Board Packet describing that Resolution. We are just looking to extend it for 12-years,
32 through December 31st, 2027. In the Resolution it appoints Cindy Saenz as a Delegate, and Chief
33 John Krull as the Alternate Delegate to serve as Village Representatives for the calendar year
34 2016.

35 **Motion by Trustee Pennington, second by Trustee Gibson to approve Resolution 2015-19 -**
36 **A Resolution of the Board of Directors the Intergovernmental Risk Management Agency**
37 **(IRMA); and further authorize the Village President to appoint Cynthia Saenz as the**
38 **Delegate and Chief John Krull as the Alternate Delegate for Calendar Year 2016.**

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

40
41 **Ribbon Cutting Ceremony in Graymoor** – Village President Meyers-Martin stated that we had
42 a wonderful Ribbon Cutting Ceremony on Friday just to celebrate the completion of the work
43 done in the Graymoor Subdivision, the lining of the laterals. That was available to the Village
44 through the U.S. Army Corps of Engineers Federal Dollars and Congresswoman Robin Kelly's
45 Office who assisted the Village with the U.S. Army Corps of Engineers in order to get those
46 dollars to complete the project. It was very well-attended. Congresswoman Kelly was there.
47 Colonel Drew from the U.S. Army Corps of Engineers was there. The pipelining company was
48 there. Robinson Engineering was there. Tim Bradford our representative for MWRD was there.

1 We are very excited that we were able to complete that project through those Federal Dollars.
2 We were able to complete this in a timely way in one-year. Last year we did the Groundbreaking
3 on the project. We are very happy and very excited about the completion of a successful venture.
4

5 Trustee Pennington stated that it didn't cost the residents of Graymoor a dime which was even
6 better. He stated that he did a Cost Analysis of what it would have cost him to go from his lateral
7 to the street and it would have been \$21,000.00. The sewer main was on the other side of the
8 street.
9

10 Trustee Waite inquired of Trustee Pennington how many residents did not participate. Trustee
11 Pennington stated seven. Trustee Waite stated that down the road who knows how much that will
12 cost them when they get around to it. They will be required to do it. Trustee Pennington stated
13 correct.
14

15 Village President Meyers-Martin stated that these dollars were a result of her and Administrator
16 Mekarski going to Washington, D.C. They go every spring and meet with the U.S. Army Corps
17 of Engineers. They meet with Congresswoman Kelly. They meet with Senator Durbin's Office
18 and Senator Kirk's Office just to bring those kinds of dollars back to the Village. This was a very
19 successful venture. She is very happy that they were able to bring that money back to the Village
20 to get this accomplished so that there were no costs to the residents of Graymoor.
21

22 Trustee Waite stated that Colonel Drew had stated that this was the first project that the U.S.
23 Army Corps of Engineers has done where it has been a partnership with the local Village or City
24 in the area. He stated that the work that they did, it was a very upscale kind of project.
25

26 Trustee Nale inquired of Village President Meyers-Martin that the homes in Graymoor that did
27 not participate, upon the sale of those homes is that made knowledgeable to the possible
28 purchaser of those homes. Trustee Waite stated that it would be a fraud if it wasn't disclosed.
29 Village President Meyers-Martin stated that she is sure that would be disclosed. Trustee
30 Pennington stated that it would be full disclosure.
31

32 Administrator Mekarski stated that we could take Code Enforcement action advising those
33 homes that they have 24-months or whatever to get their lateral repaired, or put some other kind
34 of penalty indicating that we are going to file something with the Deed that if there is a Title
35 Search that the lateral was not repaired. It is not in compliance with MWRD. Trustee Waite
36 stated that there is a liability hanging over the property.
37

38 Administrator Mekarski stated that the Homeowners Association worked aggressively with
39 Robinson Engineering and the Mayor's Office in trying to persuade everybody to sign-up on
40 that. Some of them the house was in the process of sale or foreclosure and they didn't want to
41 upset the appletart. Some of them were associated with real estate transfers. He stated that others
42 ignored the mail or didn't trust government.
43

44 Trustee Hudson stated that one resident had said that someone was pushing him to do this and he
45 really didn't want to do it. But now he is happy that he did it because he already sees the results
46 of it. She doesn't know what he saw.
47

1 Trustee Pennington stated that he saw the actual insertion of new piping, and new lining. The
2 entire project was visible.

3
4 Administrator Mekarski inquired of Trustee Pennington how much true construction intrusion
5 the residents experienced. Trustee Pennington stated hardly any. There was only one issue that
6 he remembers that he was called in on that dealt with the way the sewer line was formed
7 originally in the construction of the house. That resulted in the new homeowner incurring
8 additional costs. That was because it wasn't a part of the Performance Pipeline/Robinson
9 Engineering/U.S. Army Corps of Engineers process. There was no intrusion. There was some
10 minor tearing up of the lawns, but the lawns were replaced.

11
12 Administrator Mekarski stated that it was the first project like it across the country. He stated
13 that MWRD, and the U.S. Army Corps of Engineers, and the IEPA, and the EPA are celebrating.
14 There is encouragement for us to submit this for an Engineering Award.

15
16 Trustee Pennington stated that Performance Pipeline stated that they were going to use the
17 Graymoor Project as a project promotion to other Municipalities throughout the country. He
18 believes that speaks volumes of what this project meant to not only the Village of Olympia
19 Fields, but the Graymoor residents. It places the Village in a prominent view nationwide.

20
21 Administrator Mekarski stated that it is too bad we only have one, one-thousands of 1% of our
22 residents here to hear this good news. It would be great for the Homeowners Association
23 Presidents to pass it on. We have a Press Release on this too. We can share that with the
24 Presidents of the Homeowners Associations.

25
26 **Reminder No Meeting – December 21, 2015 Board of Trustees Meeting -** Village President
27 Meyers-Martin stated that there is no Board Meeting on December 21st. It is Christmas week.

28
29 **Business Connections Networking Breakfast –** Village President Meyers-Martin stated that
30 Business Connections has their next networking breakfast on December 7th at 7:30 A.M at
31 Village Hall. Village President Meyers-Martin stated that she along with Congresswoman Robin
32 Kelly and State Senator Toi Hutchinson will participate on a panel to discuss Economic Climate,
33 Business Development Resources, and the resources available to our business community. She is
34 very excited about that. She stated that Dr. Terri Winfree, President of Prairie State College will
35 be the moderator. It should be informative for not only the business community but also our
36 residents.

37
38 **UNFINISHED BUSINESS:**

39
40 The Board did not have any Unfinished Business to discuss this evening.

41
42 **NEW BUSINESS:**

43
44 **Robinson Engineering's Holiday Celebration – December 5, 2015 from 1:00 P.M. to 4:00**
45 **P.M. at DiNolfo's Banquets, 14447 West 159th Street, Homer Glen, IL. –** Village President
46 Meyers-Martin stated that on Saturday, December 5th, Robinson Engineering will be having their
47 Holiday Celebration. It will be at DiNolfo's Banquets on 159th Street in Homer Glen. It will be
48 from 1:00 P.M. to 4:00 P.M.

1 **Olympia Fields Annual Holiday Dinner Dance – December 11, 2015 at 6:30 P.M. Olympia**
2 **Fields Country Club** – Village President Meyers-Martin stated that our Annual Olympia Fields
3 Holiday Dinner Dance will be December 11th, at 6:30 P.M. at the Olympia Fields Country Club.
4 If you have not been to that event it is a lot of fun. It is very beautiful. There is nothing like the
5 Country Club at Christmastime. It is put on by the Homeowners Associations. It is open to every
6 resident.

7
8 **Cancellation of Board Meeting on December 28th, 2015, not December 21st, 2015 -**

9 Administrator Mekarski stated that Mr. Carlando Owens brought to his attention that the fourth
10 Monday is not the 21st, it is the 28th. That is the meeting that was cancelled at the beginning of
11 the year the 28th, not the 21st. He apologizes for the typo. It was cancelled because it was in
12 between Christmas and New Years. He thanked Mr. Owens for catching that.

13
14 Village President Meyers-Martin stated that there is a correction. There will be no Board
15 Meeting on December 28th.

16
17 **RESIGNATIONS AND APPOINTMENTS:**

18
19 Village President Meyers-Martin stated that she did not have any Resignations or Appointments
20 this evening.

21
22 **EXECUTIVE SESSION:**

23
24 **To Discuss Matters of Pending Litigation – Information Only – Open Meetings Act Section**
25 **5ILCS120/2(c) (11) -**
26 **Motion by Trustee Pennington, second by Trustee Nale to go into Executive Session at 9:07**
27 **P.M. to discuss matters of pending litigation according to the Open Meetings Act Section**
28 **5ILCS120/2(c)(11).**

29
30 Village President Meyers-Martin stated that when we come back into Open Session we will not
31 be taking any action. She thanked everyone for attending and she wished everyone a Happy
32 Thanksgiving.

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

34
35 **RETURN TO OPEN SESSION:**

36
37 **Motion by Trustee Gibson, second by Trustee Nale to go back into Open Session at 9:27**
38 **P.M.**

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

40
41 **NEW BUSINESS: (CONTINUED):**

42
43 Village President Meyers-Martin stated that at the next Board Meeting she will bring to the
44 Board a Proposal by Representative Al Riley. He wants to move his Legislative Office to the Old
45 Village Hall where we use to have our offices. He will detail what it is he would like to do and
46 the hours, and what he would like to pay. That will be for consideration.

1 Trustee Gibson inquired how is that going to affect the other activities that are going on like the
2 Homeowners Associations.

3
4 Village President Meyers-Martin stated that the Homeowners Associations meet in the Board
5 Room. He wants the office area. Trustee Gibson stated that would affect the Homeowners
6 Associations because they have the computers in the office and the copier. Administrator
7 Mekarski stated that sometimes they use the Conference Room.

8
9 Village President Meyers-Martin stated that he will be submitting a Proposal for our review and
10 we will get back with him. Administrator Mekarski stated that he might want to use the back
11 office. Trustee Hudson stated that she thought that somebody was using the back office. Trustee
12 Gibson stated yes, the Olympia Fields Library Board. She stated that she can't imagine him
13 needing the space if he doesn't have an office with equipment in the office. What will that do for
14 our equipment with the Homeowners Associations? Village President Meyers-Martin stated that
15 it is something to evaluate. She has not seen his formal Proposal. We will be looking at that.

16
17 Trustee Hudson stated that she did her rounds today. The grounds look so much better than they
18 did last year when we had a snow storm. The only thing that wasn't done is something that we
19 probably can't do and that is some of the sidewalks. The paths were done very well. The streets
20 were done as well as you could expect.

21
22 **ADJOURNMENT:**

23
24 **Motion by Trustee Pennington, second by Trustee Nale to adjourn at 9:30 P.M.**
25 **Voice Vote: All Ayes Motion Carried.**

26
27 **Respectfully submitted by Faith Stine.**

28
29