

1 **MINUTES OF THE VILLAGE OF OLYMPIA FIELDS**
2 **REGULAR MEETING OF THE BOARD OF TRUSTEES**
3 **Held on November 28, 2011**

4
5 The Regular Meeting of the Board of Trustees was held on Monday, November 28, 2011,
6 at the Linzey D. Jones Municipal Building and was called to order by Village President
7 Debra Meyers-Martin at 7:06 P.M. The assembly recited the Pledge of Allegiance.
8 Administrator Mekarski/Village Clerk called the roll.

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

13 Absent: None.

14
15 **MINUTES:**

16
17 **Motion by Trustee Nale, second by Trustee Pennington to dispense with the reading**
18 **of the Minutes of November 14th, 2011.**

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

20
21 **Motion by Trustee Gibson, second by Trustee Ormsby to approve the Minutes of**
22 **November 14th, 2011, as amended.**

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

24
25 **BILLS FOR APPROVAL:**

26
27 Village President Meyers-Martin stated that she has Bills for Approval totaling
28 \$40,081.26. She stated that there is a Cover Memo in the Board Packet designating the
29 more significant amounts.

30 **Motion by Trustee Pennington, second by Trustee Gibson to approve the payment**
31 **of bills for November 28th, 2011, in the total amount of \$40,081.26.**

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

33
34 **COMMUNICATIONS AND PETITIONS:**

35
36 Village President Meyers-Martin opened up Communications and Petitions at 7:12 P.M.

37
38 **Respond Now 5K Run** - Mr. McKinley Wilson stated that he is the Senior Vice
39 President with Wells Fargo Advisers. He is also a Board Member for Respond Now. Mr.
40 Wilson stated that Respond Now is a United Way, Not-for-Profit Agency that services
41 the south suburban area. They provide emergency relief services for members of the
42 community. Some of the relief services involved are as follows: Rental assistance, paying
43 of electrical bills, transportation where needed to and from medical facilities, job
44 placements, and money for pharmaceutical payments at local drug stores. Respond Now
45 is planning on having a 5K Run on Saturday, June 9th, 2012. Mr. Wilson passed a
46 document out to the Board with more information on the event. He stated that several

1 communities came to mind when they were considering the location of the 5K Run.
2 Those communities were: Frankfort, Tinley Park, Homewood, Flossmoor and Olympia
3 Fields. There are three to four Board Members of Respond Now that reside in Olympia
4 Fields. They thought that the Village could capitalize on some of the publicity that the
5 event will draw. The event will start in Bicentennial Park. The run/walk will take place
6 through the Arcadia neighborhood. It is a three-mile walk/run. He stated that it will
7 probably last about an hour. He stated that with the sign-up and the disbursement of all of
8 the runners they are looking at the event to last between two, two and a half hours at the
9 most. All of the funds that are raised will go to Respond Now for feeding the homeless
10 and for providing emergency relief assistance for members of the community. Mr.
11 Wilson wanted to bring this to the Board's attention to get their blessing on having the
12 event in the community. He stated that as an organization, they need to know what they
13 have to do in order to have the event held in the Village.

14
15 Mr. Wilson stated that he spoke with Chief Chudwin and he thought it was a great idea.
16 Mr. Wilson stated that Chief Chudwin indicated that he would be on board with this. He
17 spoke with several members of the Board and they thought it would be a good idea.
18 Trustee Waite is a Board Member on Respond Now. Mr. Wilson spoke with Mr.
19 Bradford at the Park District. Mr. Bradford thought it would be a great idea for the
20 community. Mr. Wilson thought that this would be a great way for the Village to get
21 some positive publicity. They are planning on doing some radio advertising. He spoke
22 with what use to be WNUA, FM Jazz with Rick O'Dell. Mr. O'Dell is a friend of Mr.
23 Wilson's. Mr. O'Dell might be able to provide them with some free advertising which
24 will also benefit the community. He stated that it gets the people in the community
25 involved. It gives them a chance to get out and meet some of the other community
26 members and it is for a great cause.

27
28 Mr. Wilson stated that the packet that was provided to the Board does not provide the
29 actual route that they are going to use. Chief Chudwin provided Mr. Wilson with a map
30 of the streets. They haven't mapped it out yet. It will be a three-mile race. There will be
31 some things in Bicentennial Park for the kids. There will be a half-mile Run for the kids.
32 They will also have a walk for anyone that is elderly that would like to participate in a
33 walk. They are planning on having some prizes and some other gifts. It is their hope that
34 they can raise \$10,000.00 for the organization.

35
36 Mr. Wilson stated that Respond Now services Olympia Fields, Matteson, Flossmoor,
37 Homewood, Chicago Heights, parts of Tinley Park, Markham, Crete, and Harvey.

38
39 Trustee Ormsby inquired of Mr. Wilson if this is the first Run they have done. Mr.
40 Wilson stated that it is their first Run and they want to make it an Annual Run. Right now
41 they are expecting approximately 200-runners and walkers including the kids.

42
43 Trustee Ormsby stated that she knows that when people do Runs there is a lot of prep
44 work. There is signage, barricades, and porta potties. She inquired of Mr. Wilson whether
45 or not all of that would be handled by Respond Now. Mr. Wilson stated that is correct. At
46 this point they are in the embryonic stage. They have identified the location and

1 everything that they need in order to put the Run in place. They don't believe that they
2 need anything from the Village at this time except maybe some police support to block
3 off the streets. The three-mile run should take about an hour. Most of the runners can do a
4 mile in 10 to 12-minutes. The Run will be held early on Saturday morning.

5
6 Trustee Ormsby inquired of Mr. Wilson if they were going to run through the
7 neighborhoods. Mr. Wilson stated that they will run through Arcadia. Trustee Ormsby
8 stated that the neighborhoods would have to be alerted. Mr. Wilson stated that they will
9 be doing that as they get further in the process. He will be coming back to the Board to
10 keep them updated on where they are with the event.

11
12 Trustee Waite inquired whether or not there were any Permits that were required. Trustee
13 Pennington stated that the most important Permit is the Liability Insurance Permit. The
14 Village would have to be named on the Certificate of Insurance. He stated that is the most
15 critical component at this point. He stated that there may be other Permits that they would
16 have to have.

17
18 Village President Meyers-Martin inquired of Mr. Wilson whether or not he has contacted
19 the Arcadia Homeowners Association. Mr. Wilson stated that they haven't contacted
20 them yet. They wanted to come to the Board, the Park District, and the police first before
21 they talked to the Arcadia Homeowners Association.

22
23 Trustee Ormsby inquired whether or not Respond Now would contact the Arcadia
24 Homeowners Association or the Village would contact them. Mr. Wilson stated that
25 Respond Now will do all of that. He stated that at this point they are not expecting the
26 Village to layout any expenses outside of just blocking off the streets and providing
27 police protection during those hours.

28
29 Administrator Mekarski stated that just for protocol, since it is a special event on a public
30 street, the real authority to allow the event to occur would be a Motion from the Board to
31 authorize it. He stated that should take place after all of the agencies have documented
32 their support, the Park District primarily, the Certificate of Insurance is filed, and the
33 Village has an opportunity to get it approved by IRMA, the Village's insurance agency
34 that handles risk management. He stated that the Board usually looks for positive support
35 and approval from the Homeowners Association. He stated that is not a prerequisite but it
36 is typical protocol. He stated that when all of that has been completed, it would be
37 advisable for Mr. Wilson to come back before the Board. At that point, a formal Motion
38 can be placed before the Board. The Board can review that everything has been met. He
39 stated that once the Board passes the formal Motion, it constitutes the official right to go
40 forward and use the public streets for this event.

41
42 Village President Meyers-Martin stated that is in line with what Mr. Wilson was saying
43 about coming back to apprise the Board of the support that he received in writing, and the
44 Certificate of Insurance, and all of the other documents that the Village would want to see
45 before it could pass that Motion.

1 Mr. Wilson stated that we have two Board Members on Respond Now that reside in
2 Arcadia. They don't foresee that as being a problem. They already have the blessing from
3 the Chief of Police and from the Park District. They just wanted to follow protocol and
4 make sure that they didn't skip a beat before they get too far into the process.

5
6 Village President Meyers-Martin stated that once they have acquired those other
7 documents, the Village would be looking for the costs associated with the blocking off of
8 the streets and whatever overtime would be involved from the police department.

9
10 Mr. Wilson reiterated what the Board would need from Respond Now, which is the
11 Certificate of Insurance, and written notification from the other parties saying that they
12 are on board with this. Mr. Wilson will obtain all of those documents and bring them
13 back to present to the Board.

14
15 Trustee Waite inquired of the Board whether or not there was any reason to think that the
16 Board wouldn't approve it at this point. He inquired of the Board whether or not anyone
17 was against it. It was the consensus of the Board that they were not opposed to the event
18 taking place.

19
20 Trustee Oliver inquired of Mr. Wilson what the fees are. He is aware what the
21 sponsorship levels are. Mr. Wilson stated that right now they are looking at either \$50.00
22 or \$100.00. It is all going to a charity. They have not settled on the exact fee yet. They
23 are in the embryonic stage and just putting it together. Mr. Wilson thanked the Board for
24 their time. Trustee Waite thanked Mr. Wilson. Village President Meyers-Martin closed
25 Communications and Petitions at 7:25 P.M.

26
27 **CONSENT AGENDA:**

28
29 **5(A) Recommendation for Final Payment to Hy-Power Electric Company for work**
30 **completed in connection with the Lift Station Generator Improvements Project in**
31 **the amount of \$18,111.90.**

32
33 **5(B) Recommendation for Partial Waiver of Lien and Invoice #GE11209-01 to**
34 **Gallagher Asphalt Corporation for work completed in connection with the Country**
35 **Club Drive Paving/Western Avenue to Guard House Project in the amount of**
36 **\$45,226.25.**

37
38 Village President Meyers-Martin stated that we will move on to the Consent Agenda. We
39 have items 5(A) and 5(B) as part of that Consent Agenda. She inquired if there was any
40 Trustee that wanted to remove an item listed under the Consent Agenda.

41 **Motion by Trustee Ormsby, second by Trustee Oliver to approve items 5(A) and**
42 **5(B) under the Consent Agenda.**

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

44
45 Village President Meyers-Martin stated that before we go to our Committee Reports, she
46 wanted to bring to everyone's attention that we do have a Revised Agenda where we

1 have added an Executive Session to discuss matters of personnel according to the Open
2 Meetings Act Section 5ILCS120/2(c)(1).

3
4 **FINANCE:**

5
6 **October 2011 Financial Statements** – Trustee Pennington stated that he has two items
7 on the Agenda this evening. Trustee Pennington stated that he is pleased to present the
8 Village Treasurer, Don Theobald. Mr. Theobald will present the six-month Budget
9 Report of the Village after Trustee Pennington presents the October 2011 Financial
10 Statements. Trustee Pennington stated that he would be reporting on the Village’s
11 financial position for the period ending October 31st, 2011. This represents period six of
12 the Village’s 2011/2012 Annual Budget. The Village budgeted for a deficit for the month
13 of October. Trustee Pennington previously advised the Board that the Village customarily
14 runs deficits in the first two-quarters of the Village’s Fiscal Year subject to the receipt of
15 Real Estate Taxes from the State, which usually comes in at the end of November, and
16 early December. Adding to this deficit for the month of October was a 12% increase in
17 the Police Line Item for part-time hours.

18
19 **October Corporate Fund** – Trustee Pennington stated that the Corporate Fund Revenue
20 was unfavorable to Budget Projections by \$34,625.97, or 6%. The Village’s Revenue
21 Budget for October was \$620,458.75. The Village’s actual realized revenue for this
22 period was \$585,832.78. He stated that Sales Tax Revenue exceeded Budget by 3.6%;
23 \$58,333.00 budgeted against a sum of \$56,185.42 realized. Although the Village
24 budgeted for the receipt of State Income Tax income the Village did not realize revenue
25 on this line item in October. The Village saw a slight increase in Towing/Impound but
26 realized a 10% increase in revenue in RedFlex. Utility Tax Revenue was unfavorable to
27 Budget by 29%. Wireless Revenue was up significantly in October by 95%. The
28 expenses in the Corporate Fund were under Budget by \$33,342.38, or 5.2% for October.
29 The Village budgeted the sum of \$638,711.09 in expense, and incurred actual expenses of
30 \$605,468.71. He stated that when we compare actual revenue incurred to actual expenses
31 incurred we see that actual expenses exceed actual revenue by \$19,635.93, or 3.2%, thus
32 the deficit. Trustee Pennington stated that the Village’s Fiscal Year to date actual plus
33 encumbrance in the Corporate Fund for the month of October is a deficit of \$593,456.73.

34
35 **October Water Fund** – Trustee Pennington stated that with respect to the Water Fund,
36 the Village closed the month of October in deficit status. The Village’s total Fund Budget
37 for October was a deficit \$226,461.24. The Revenue Budget for October was set at
38 \$158,572.17. The Village realized actual revenue of \$145,678.72, or 8% unfavorable to
39 Budget. The Village’s actual incurred expenses exceeded Budget Projections by
40 \$5,335.00, or 1.4% of Plan. The Village’s Expense Budget Projection in this fund was
41 \$385,033.41. The Village’s actual realized expense was \$390,367.66. He stated that when
42 you compare the actual total fund revenues with the actual total incurred expenses, the
43 Village closed the month of October in deficit status \$244,688.94. The Village’s Fiscal
44 Year to date actual plus encumbrance in the Water Fund remains a surplus
45 \$1,822,880.19.

1 **October Sewer Fund** – Trustee Pennington stated that with respect to the Sewer Fund,
2 the Village closed the month of October in surplus status in this fund. The Village’s
3 Projected Revenue Budget in this fund was \$68,972.75. The projected expenses were
4 \$63,876.08. This resulted in a Projected Total Fund surplus of \$5,096.67. The Village’s
5 actual realized revenue was unfavorable to the Budget Plan by 8.7%. The Village realized
6 \$62,925.07 in revenues during this period. Actual expenses were under Budget Plan by
7 \$20,346.08, or 32%. Actual fund expenses incurred were \$43,529.80. This resulted in a
8 total fund surplus in the Sewer Fund of \$19,395.27. The Village’s Fiscal Year to date
9 actual plus encumbrance in the Sewer Fund for October is a deficit of \$24,896.08.

10
11 **Six-Month Budget Report – Village Treasurer, Don Theobald** – Trustee Pennington
12 asked the Village Treasurer, Don Theobald, to give the Board an overview and a
13 presentation on the six-month Budget Report.

14
15 Mr. Don Theobald passed out a report to the Board. Mr. Theobald stated that the
16 document has two-portions to it. He stated that he will start with the top portion called
17 “The Treasurer’s Report of Cash Balances.” Mr. Theobald stated that in the Treasurer’s
18 Office they are now caught up-to-date. They are reporting to the Village on the October
19 31st balances in the month of November. They expect to have this report to the Board
20 each succeeding month on the previous month’s statement. They set out a plan in May to
21 accomplish this. He is happy that with the help of staff and his team we are there.

22
23 Mr. Theobald stated that the first document shows the pie chart. That gives the 40,000
24 foot level of the cash balances by financial institution. It begins with Bank Financial at
25 \$70,797.93. It shows the Board what is at each institution. The total deposits at
26 institutions are \$6,570,473.02 as of the end of October. Mr. Theobald stated that the next
27 graphic is a table which provides the Board with the cash by Fund. Each of the Village’s
28 Funds reflects the balance in the “total column,” which is \$6,486,924.00 as of October
29 31st. The difference between the numbers he just mentioned is the first set of numbers
30 was bank numbers. Those are the Village’s book numbers, which are subject to
31 outstanding checks and other timing differences.

32
33 Mr. Theobald stated that the next chart is again 40,000 feet high, and you are looking at
34 the cash balances by fund with a graphic presentation showing the Board what the
35 Village has in each fund relative to the other. The blue lines are very high for the General
36 Fund and the Water Fund. They are lower for the Village’s special funds.

37
38 Mr. Theobald stated that there is a report that they will be presenting in the future. It is a
39 40,000 foot view of the Budget to actual, which reflects the status through October 31st,
40 which Trustee Pennington already reported to the Board. It is more of a flash report that
41 the Board will see each succeeding month. It will show Budget actual by department
42 totals. It will show the General Fund, Water Fund, and the Sewer Fund. It is a barometer
43 to show the Board where it is at in relation to the Budget. The Village is 50% of the way
44 through the Fiscal Year. He stated that each succeeding month they will show the actual
45 activity compared to the percentage, whether it is seven-months, eight-months, nine-
46 months or so on.

1 Mr. Theobald stated that the final piece to the package is a two-page Memorandum that
2 he handed out. They thought it was appropriate for the Board to see from a summary of
3 what we have accomplished and what we have done in the first six-months. It breaks it
4 out into several points giving details. He stated that at anytime if the Board has any
5 questions about what the procedures are that they are currently doing, they would be
6 happy to respond to that.

7
8 Trustee Pennington thanked Mr. Theobald. He stated that the last component is very
9 important and it states with specificity the activity that Mr. Theobald and his team see in
10 their treasury activity. It makes it a lot easier for the Board to have that document at hand.
11 It provides a better explanation.

12
13 Village President Meyers-Martin stated that she agreed with Trustee Pennington. She
14 stated that back in the spring when they talked about this, she thought it was really
15 important for the Board to have this report on a regular basis so that the Board can see
16 what the Village's activities have been. She believed that it would give the Board a leg up
17 to remain on the steady course to maintain our rating. Village President Meyers-Martin
18 thanked Mr. Theobald. She stated that she appreciates it. It is very concise and it is very
19 clear.

20
21 Mr. Theobald stated that through this point all of the bank reconciliations are reconciled
22 through October. He stated that sometimes you may have had a report that maybe the
23 bank balances weren't reconciled to the books just yet. He stated that when he says that
24 everything is up-to-date it is a great tribute to the Village's Finance Director. He stated
25 that Cindy Saenz has done a wonderful job working together with them. He stated that it
26 is all up-to-date now. He stated that it will be month by month, by month now. He stated
27 that we are happy about that.

28
29 **BUILDING:**

30
31 **Update – 20000 Governors Highway – Demolition of Former Governor's Restaurant**
32 **Building** – Trustee Ormsby stated that the Building Commissioner, John McDonnell, is
33 here to give an update on the building to our north.

34
35 Mr. McDonnell stated that he had a report on demolishing the property at 20000
36 Governors Highway. He stated that he received today from the contractor some Site
37 Development Planning for that demolition. He stated that those drawings did cost them a
38 lot of money. He believes that they are trying with due diligence to get that property
39 down. They had some snags in the road. One of the snags was a Commonwealth Edison
40 sign-off letter that they need to get a County Permit to demolish that building. The
41 Village requires that they have the County Permit in place before the Village will issue a
42 Demolition Permit. The Commonwealth Edison letter is dated November 14th. He stated
43 that it was sent to them in the mail and they probably received it around November 16th.
44 The owner's representative advised Mr. McDonnell today that they are going to the
45 County tomorrow to apply for the County Permit. It takes approximately ten business

1 days to receive the County Permit as long as everything is in order and the County
2 doesn't have any questions.

3
4 Trustee Ormsby stated that we are getting there. She stated that it is good news because
5 now the Village knows that everything is in order.

6
7 Mr. McDonnell stated that they have been promising him the documents for demolition
8 and they just materialized with them today.

9
10 Village President Meyers-Martin inquired whether or not they have all of the paperwork
11 that they need at the County. Mr. McDonnell stated that the County will have their
12 paperwork tomorrow. The contractor has all of the paperwork required by the County to
13 apply for the Permit. The County would not accept their documents until they received
14 the final letter from Commonwealth Edison.

15
16 Village President Meyers-Martin inquired of Mr. McDonnell of a timeline for the County
17 Permit. Mr. McDonnell is estimating that they will have the County Permit within ten-
18 days. He believed that from what he saw their documents were in order. Village President
19 Meyers-Martin inquired of Mr. McDonnell that once they have the County Permit what
20 the timeline was in terms of actually getting to work. Mr. McDonnell stated that it will
21 take about five working days to put it through the Village Engineer, Baxter & Woodman,
22 to review their plans for demolition and Storm Water Management. As soon as Baxter &
23 Woodman approves it, the Village will issue the Permit right away. He believes that they
24 will start deconstruction immediately. They had asked for permission to go inside the
25 building to start deconstruction. The Village would not allow it because they don't have
26 any Permits in place. Village President Meyers-Martin inquired of Mr. McDonnell how
27 long the actual demolition would take. Mr. McDonnell believes that will be three to
28 four-weeks. Village President Meyers-Martin inquired of Mr. McDonnell whether or not
29 he thought that demolition would be completed by mid to late January. Mr. McDonnell
30 stated that if everything goes smoothly he believes so.

31
32 Trustee Ormsby thanked Mr. McDonnell. She stated that we are getting close. She stated
33 that getting the documents was such an ordeal.

34
35 **PLANNING:**

36
37 Trustee Oliver stated that he did not have a formal report this evening.

38
39 **PUBLIC WORKS:**

40
41 **Major Projects with the Water Main and Country Club Drive** – Trustee Waite stated
42 that most of the bills have been paid for the major projects, with the Water Main and
43 Country Club Drive. The final paving has been done and it looks great. He went by one
44 of the Lift Stations that was completed and it looks very good. He stated that at the
45 Maynegaite Lift Station there was a generator there to back up the pump and it looked
46 very professional. It was neat. He didn't look at all of them. Trustee Waite inquired

1 whether or not they plan to do any landscaping around them. He stated that it sort of sits
2 in somebody's front yard.

3
4 Trustee Ormsby stated when they are finished absolutely. She stated that it is not
5 something that is actually budgeted for. She stated that we will have to work on that with
6 next year's Budget.

7
8 Trustee Waite stated that it would be a good project for the Homeowners Associations.
9 Trustee Ormsby stated that they don't have any money. She stated that it would be the
10 Village. Administrator Mekarski stated that they could finance it with the Mayor's Golf
11 Outing Fund. Village President Meyers-Martin stated especially if they are very active in
12 the Golf Outing.

13
14 **Bucket Truck** – Village President Meyers-Martin stated that she is very happy that
15 Public Works received their new Bucket Truck, better known as a "Cherry Picker." She
16 stated that it has been quite helpful already in terms of maintaining the lighting at the
17 Metra Station and any other projects that we have throughout the Village.

18
19 Trustee Waite stated that the Bucket Truck is gorgeous. Trustee Ormsby stated that the
20 Bucket Truck will be used to put up the holiday lighting this week. Village President
21 Meyers-Martin stated that the Village never had a Bucket Truck and we are very happy
22 about it.

23
24 Administrator Mekarski stated that an emergency inspection had to be done of a
25 commercial rooftop. The Bucket Truck was used so that Mr. McDonnell could do that
26 inspection. He was able to access the rooftop within minutes without the use of a ladder.
27 The Bucket Truck had a list price of \$60,000.00. He stated that through a series of
28 negotiated meetings with the Village Mechanic, the Public Works team, and Commander
29 Carl Frey, who is in charge of Fleet Management for the police department, another
30 \$5,000.00 was knocked off of the price and the Village got the Bucket Truck for
31 \$55,000.00. He stated that it is in impeccable shape.

32
33 Trustee Waite stated that they did a terrific job of rehabbing the truck. The Caterpillar
34 engine has 150,000 miles on it and they normally give a warranty for a Caterpillar diesel
35 engine for 500,000 miles.

36
37 Village President Meyers-Martin stated that she is very happy to have the Bucket Truck.

38
39 **HUMAN RESOURCES:**

40
41 **Executive Safety Committee Meeting** - Trustee Nale stated that she did not have a
42 formal report. Trustee Nale stated that the Executive Safety Committee met on November
43 17th. They are in the process of updating the Personnel Manual.

44
45 Trustee Nale stated that she distributed a list of about 120-videos that are new to IRMA
46 to the Department Heads. She inquired of the Department Heads what videos their

1 department would like to see. Each department would have a week to view the videos. As
2 far as Trustee Nale is concerned, this is very, very positive.

3
4 **Human Resource Committee** – Trustee Nale stated that as far as Human Resource is
5 concerned, they are planning to have their Annual Sing-along on Thursday, December
6 8th, at the 211th Street Metra Station between 4:30 P.M. and 5:30 P.M. Trustee Nale stated
7 that if there is anyone that would like to volunteer to hand out candy to the commuters,
8 they are certainly welcome, and they should contact her.

9
10 **Health Seminars** – Trustee Nale stated that over the past several months she has been
11 investigating different Health Seminars that we could get our departments involved in.
12 She has someone that would be willing to come, free of charge, for a luncheon provided
13 that there would be a halfway decent number of people that could attend. Trustee Nale is
14 hoping to get together with Administrator Mekarski and the Department Heads and make
15 a decision about that after the first of the year. Administrator Mekarski stated fantastic.

16
17 **PUBLIC SAFETY:**

18
19 Trustee Gibson stated that she spoke with Chief Chudwin on two occasions today.
20 She stated that the activities in the Village have been pretty ordinary. The Chief informed
21 Trustee Gibson that the members of the police department are working very diligently to
22 help keep the Village and its residents safe. Over the holiday the Village did not have any
23 activities that were unusual.

24
25 **REPORT OF VILLAGE ADMINISTRATOR:**

26
27 **Ordinance #2011-20 – An Ordinance providing for and requiring the Submission of**
28 **a Proposition at the General Primary Election to be held on the 20th day of March**
29 **2012, on whether the Village of Olympia Fields shall have the authority to arrange**
30 **for the supply of electricity for its Residential and Small Commercial Retail**
31 **Customers who have not opted out of such program (NIMEC – Municipal**
32 **Aggregation Referendum) (First and Second Reading)** – Administrator Mekarski
33 stated that the first item under his Report is Ordinance #2011-20. The Staff Report and
34 back up information is in the Board Packet. Gladys Foster distributed a copy of the actual
35 Ordinance. He stated that it is a standard format that was put together by the Village
36 Attorney, Judy Kolman. He stated that Ordinance #2011-20 is an Ordinance providing for
37 and requiring the Submission of a Proposition at the General Primary Election to be held
38 on the 20th day of March 2012, on whether the Village of Olympia Fields shall have the
39 authority to arrange for the supply of electricity for its Residential and Small Commercial
40 Retail Customers who have not opted out of such program. It is the standard Ordinance
41 format that is required by State Statute to file with the Cook County Board of Elections
42 and to publish therein in the Village’s Official Journal and the Southtown Star. The
43 Ballot will read “Shall the Village of Olympia Fields have the authority to arrange for the
44 supply of electricity for its residential and Small Commercial Retail Customers who have
45 not opted out of such program.” The residents will be asked to mark either yes or no.
46 That is going out to registered voters.

1 Administrator Mekarski stated that as we reported at subsequent Board Meetings, both in
2 a discussion format, and then at the last meeting with a representative from NIMEC, this
3 is an opportunity to really allow the residents to consider alternate electrical suppliers,
4 and thereby possibly achieving a savings greater than what they could receive right now
5 by independent sign-up with an alternative electrical supplier. He stated that as was
6 reported, Commonwealth Edison is not in the business of generating electricity. They are
7 in the business of distributing electricity through its distribution system. There are
8 multiple companies that provide electrical energy. Many residents have probably
9 received that information in their mailbox. He stated, typically, if you sign-up for those
10 you can receive 10% to 12% off your current rates. He stated that if we aggregate as a
11 general populace, and we do that in combination with other Municipalities as NIMEC is
12 proposing, communities in the past have enjoyed a savings of 20% to 30%. There is no
13 way to predict what the savings could be to the residents in this coming market. It may
14 not be as high as the first year, but it is predicted to have the probability of doubling the
15 savings of what could be offered individually.

16
17 Administrator Mekarski stated that there is no requirement that individuals have to go
18 with an alternate supplier. They will have the right to opt-out to maintain their electricity
19 with the energy supplier that is associated with Commonwealth Edison, or they can opt-
20 out and maintain their current contract with their independent supplier that they had
21 previously signed with. He stated that the Village President had asked for a consensus to
22 allow us to go forward to the Board at the last meeting. The Motion was adopted six to
23 zero. The Motion is part of the Staff Report.

24
25 Village President Meyers-Martin stated that we had a very detailed presentation when the
26 representative from NIMEC was here.

27 **Motion by Trustee Pennington, second by Trustee Ormsby to enter into an**
28 **Agreement with NIMEC to assist the Village in the preparation of all materials and**
29 **procedures as required by State Statute, affording the Village the opportunity to**
30 **allow our citizens to consider an option to purchase electrical energy through the**
31 **process of the Municipal Aggregation as allowed in the Illinois Public Act 096-0176;**
32 **and further authorize the Village Attorney to prepare and file a Municipal**
33 **Aggregation Referendum on the March 20, 2012, Ballot.**

34
35 After a brief discussion by the Board, it was determined that through inadvertence, the
36 Motion that was made was from the last Board Meeting and is not the Motion that is
37 before the Board this evening.

38
39 Trustee Waite inquired whether or not this would be placed on the General Election
40 Ballot, or if it is the Final Ballot of the Primary Election in March. Administrator
41 Mekarski stated that it is the Final Ballot. Trustee Waite stated that the Ballot on the
42 Primary in March will have some items on it that are definitive in that election.
43 Administrator Mekarski stated that is correct.

1 Trustee Gibson inquired of Village President Meyers-Martin in preparation for the
2 decision on which company the Village will go with during the negotiations, whether or
3 not the Board as a whole will take up those ideas and decisions.

4
5 Village President Meyers-Martin stated that the representative from NIMEC stated that
6 we would make that decision together as a Board once we have the documentation.

7
8 Trustee Gibson inquired whether or not the Board would do that after the Referendum is
9 over. Administrator Mekarski stated that is correct. The Referendum allows the Village to
10 go out and do the competitive bidding process.

11
12 Trustee Waite inquired whether or not after March 20th the Village would go out to
13 various suppliers that want to supply the Village with electricity or gas. Trustee Ormsby
14 stated that it is only electricity. She stated that NIMEC goes out and brings that back to
15 us. Administrator Mekarski stated that NIMEC does it on behalf of the Village. Trustee
16 Waite stated that we are going to authorize NIMEC to do it for us. They would bring it
17 back and say we have these Bids. They would indicate which one is the best Bid and
18 inquire what the Board wants to do. Village President Meyers-Martin stated that we have
19 the opportunity to review that information.

20
21 Administrator Mekarski stated that NIMEC would do it for their entire group of
22 Municipalities that have agreed to go forward with the Referendum on the same date
23 and/or they would break them up into smaller groups. They are trying to determine from
24 a supply and demand analysis what is the optimum size of customers to get the best price.
25 He stated that you would think there would be economies of scale and the larger the
26 better, but the reality is that is not always the case. So they may do it in clusters of 20 or
27 so.

28
29 Trustee Waite stated because some of the suppliers may not have enough available
30 energy to take care of the group as a whole. Administrator Mekarski stated yes, but it also
31 has a lot to do with the market and adding a little competitive edge against one group to
32 the other.

33
34 Trustee Oliver inquired whether or not it was correct that it would also depend on what
35 this Board dictates what we are looking for as part of the Bid Process. He believes that
36 NIMEC charges the Village very little right now in terms of the lighting. He stated that
37 would be part of the Bidding Process that we would like not to go over X number of
38 dollars for our Municipality lighting. He stated that a lot of these other companies they
39 charge for that.

40
41 Administrator Mekarski stated that this only pertains to Residential and Small
42 Commercial. He stated that we will still go through a Reverse Bidding Process for our
43 Municipality because it comes under a different Statute. He stated that right now it is
44 primarily only for the Village's Lift Stations, water and sewer. The Village has very little
45 lighting and it doesn't have enough of a load to competitively go out on a Bidding

1 Process for Municipal lighting. The Village has a handful of streetlights throughout the
2 Village.

3
4 Trustee Ormsby stated that there is also that civic gift that Mr. Shover mentioned several
5 times. Mr. Shover had stated that varies from vendor to vendor and that will be another
6 thing that the Village will be looking at.

7
8 Administrator Mekarski stated that would help defray any kind of administrative burden
9 that may be placed on the Administrative Staff. It would help the General Fund out. He
10 stated that it is not a huge contribution but it is up to \$20,000.00.

11
12 Trustee Pennington stated that this is catching fire throughout the region and the Village
13 should be a part of that snowball effect. He heard on the radio this evening that some of
14 the western suburban neighbors are looking at putting this very process on their Ballots in
15 March.

16
17 Trustee Gibson stated that one of the things we should keep in mind is that several people
18 asked at the last meeting what happens if the Referendum does pass, and there are
19 residents who after signing up decide they don't think it is the thing for them, would they
20 be charged for opting out later. Mr. Shover had stated that is one of the things that the
21 Board would have to put into the negotiating process.

22
23 Trustee Pennington withdrew the previous Motion and Trustee Ormsby withdrew the
24 second.

25 **Motion by Trustee Pennington, second by Trustee Ormsby to waive First Reading**
26 **and adopt in Second Reading, Ordinance #2011-20 – An Ordinance providing for**
27 **and requiring the Submission of a Proposition at the General Primary Election to be**
28 **held on the 20th day of March, 2012, on whether the Village of Olympia Fields shall**
29 **have the authority to arrange for the supply of electricity for its Residential and**
30 **Small Commercial Retail Customers who have not opted out of such Program**
31 **(NIMEC – The Municipal Aggregation Referendum).**

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

33
34 **Resolution #2011-14 – A Resolution for a Legislative Body Relating to a Money**
35 **Purchase Plan – Village of Olympia Fields Plan Number 10-106428 –** Administrator
36 Mekarski stated that the next item under the Administrator's Report is Resolution #2011-
37 14 - A Resolution for a Legislative Body Relating to a Money Purchase Plan – Village of
38 Olympia Fields Plan Number 10-106428. This was provided to the Board on First
39 Reading at the last Board Meeting. It was brought back at the request of the Board. This
40 is the implementation procedures to execute what has already been approved in the
41 Administrator's Contract to establish a Deferred Compensation Plan with the ICMA
42 Retirement Corporation.

43 **Motion by Trustee Pennington, second by Trustee Ormsby to approve Resolution**
44 **#2011-14 – A Resolution for a Legislative Body relating to a Money Purchase Plan –**
45 **Village of Olympia Fields Plan Number 10-106428.**

46 **Roll Call: Ayes (5) (Trustee Oliver Abstained) Motion Carried.**

1 **Discussion Only – Chicago Heights Fire/EMS Agreement** – Administrator Mekarski
2 stated that consistent with our preliminary negotiations to negotiate a Fire Emergency
3 Management Services Agreement with the City of Chicago Heights, he is pleased to
4 provide the Board with a Draft Agreement for the Board’s consideration.

5
6 Trustee Waite stated that from reading the documents it sounds like Chicago Heights is
7 much more interested in working with the Village than anybody else. Administrator
8 Mekarski stated that is correct.

9
10 Village President Meyers-Martin stated that Mayor David Gonzalez was quite
11 enthusiastic about working with the Village.

12
13 Administrator Mekarski referred to a color rendering of a GIS Map showing the
14 geographical area of Chicago Heights and Olympia Fields. It compares response times
15 with our current service provider the Village of Matteson from Fire Station #1. The
16 depiction on the right-hand side of the Exhibit is the response clouds for the current
17 service provider, the Village of Matteson. Those are demonstrated at a 35-mile an hour
18 speed limit and a 50-mile an hour speed limit. They use the 35-mile an hour speed limit
19 as a worst case scenario. He stated that emergency vehicles with flashing lights are
20 typically exceeding a 35-mile an hour speed limit. He stated that the left-hand side of the
21 Exhibit depicts the response clouds for the City of Chicago Heights for 35-miles an hour
22 and 50-miles an hour.

23
24 Administrator Mekarski stated that with regard to the Village of Matteson at 35-miles an
25 hour coming from Fire Station #1, the majority of the Village of Olympia Fields enjoys
26 the services of Fire and EMS within either a two to six-minute cloud, or a two to six-
27 minute estimated time arrival. That is only analyzing access from Fire Station #1. He
28 stated that many times the equipment at Fire Station #1 is dispatched to geographical
29 areas in the Village of Matteson or at alternative sites in Olympia Fields, and they have to
30 draw from Fire Station #2 which is over on Central on the other side of I-57. When that
31 occurs, the response times exceed the two to six-minutes and range into the six to 10-
32 minute area because you are coming from the other side of I-57.

33
34 Administrator Mekarski stated that when you look at the City of Chicago Heights clouds
35 of service opportunities, even at 35-miles an hour the majority of the geographic area of
36 the Village of Olympia Fields falls into a cloud of two to six-minutes. The Traditions and
37 The Park at 35-miles an hour goes into an eight-minute travel time. He stated that nothing
38 goes into the Village at a 10 or 12-minute travel time. He stated that would not be
39 acceptable. He stated that anything from a two to eight-minute travel time is an
40 acceptable range. He stated that Chicago Heights participates in the Mutual-Aid Box
41 Alarm System. He stated that as a community that participates in the Mutual-Aid
42 Agreement, when their trucks are tied up with other activity, or they are unable to get to a
43 significant emergency situation in a far geographical area of their Service District, other
44 agencies respond. Some of those agencies would be the Village of Flossmoor and the
45 Village of Matteson. He stated that if it is determined that there is a major structure fire,
46 and the Village of Matteson’s vehicles are in a closer proximity, Chicago Heights would

1 put alarms out and Matteson would respond with mutual-aid under the Mutual-Aid Box
2 Alarm System. He stated that many times in the Village we have had major structural
3 fires and we have had no less than six, eight, sometimes 12-companies responding
4 depending on the number of alarms that are called.

5
6 Administrator Mekarski stated that if you look at the response time going 50-miles an
7 hour which is a realistic response speed for emergency vehicles with sirens and flashing
8 lights, with the Village of Matteson from Fire Station #1, it falls into a cloud of two-
9 minutes to four-minutes. He stated that with the City of Chicago Heights at 50-miles an
10 hour, the response time for the majority of Olympia Fields falls into a cloud of two-
11 minutes to four-minutes. There is a small portion of the Village on the eastern side that
12 falls into a travel time of six-minutes. He stated that nothing falls into that eight-minute
13 zone. He believes that this demonstrates that the City of Chicago Heights can provide the
14 residents of Olympia Fields with an equivalent level of service that our citizens have
15 expected.

16
17 Trustee Waite inquired whether or not the dispatcher makes the decision where the alarm
18 is going to go. He inquired that if you call in and Fire Station #1 would be the most
19 appropriate one to respond but they are already out on a fire, does the dispatcher decide if
20 it goes to another Fire Station in Chicago Heights or do they put out a General Alarm.

21
22 Administrator Mekarski stated that would be a better question addressed by Chief
23 Chudwin. Administrator Mekarski stated that he doesn't have the information at hand on
24 the logistics of how those calls are made. He stated that we can provide that information
25 at the next Board Meeting.

26
27 Trustee Waite believes that it is outstanding that the City of Chicago Heights is keenly
28 interested in providing the Village of Olympia Field with fire service. He was concerned
29 about the attitude that the Village of Matteson seemed to be taking about whether the
30 Village stayed with them or not.

31
32 Administrator Mekarski stated that he provided the Board with a brief analysis of what
33 the contract contains. In the Board Packet is a copy of the letter that the Village received
34 dated September 1, 2011. The Village of Matteson offered the Village a net cost of
35 \$450,000.00. They would keep ambulance service fees. Matteson would receive a total of
36 \$650,000.00. They have a 10% escalator per year. So at year 10, that contract for
37 \$450,000.00 net or \$650,000.00 total, rose to 1.4 Million Dollars.

38
39 Administrator Mekarski stated that the City of Chicago Heights with Mayor Gonzalez
40 and his team has matched the Village's existing contract with the Village of Matteson
41 providing the Village a net cost of \$250,000.00. The \$250,000.00 is consistent with what
42 the Village's best position would have been for the next Fiscal Year if our contract
43 continued. The Village of Matteson has terminated the Village of Olympia Fields
44 contract. The Village of Olympia Fields is not leaving the Village of Matteson. The
45 Village of Matteson has terminated its Fire and EMS. They have given the Village no
46 option but to look for alternative resources.

1 Trustee Waite stated that they gave the Village an unacceptable proposal. Administrator
2 Mekarski stated that is correct. He stated that the Village's cost if the contract would have
3 gone to its last year would have been \$248,618.00 net. He stated that the Mayor is
4 matching that with a net cost of \$250,000.00. He stated that in reality when the Village
5 met the very first day with the Village of Matteson about extending the 10-year contract
6 to another 10-years, the Village agreed that it would have paid for its portion of dispatch
7 costs, which was not ever anticipated in the original contract. That would have added
8 another \$38,000.00. The Village's best position with the Village of Matteson would have
9 been \$248,000.00 net, plus \$38,000.00 for dispatch. He stated that with the City of
10 Chicago Heights, the Village is coming down \$36,000.00 better than its best position and
11 the Village is getting equivalent services.

12
13 Trustee Waite inquired if the City of Chicago Heights had all this information whether or
14 not they would change what they proposed to the Village. Administrator Mekarski stated
15 that we were very candid with Mayor Gonzalez. He stated that we felt that our long-
16 standing contract with the Village of Matteson was fair and equitable for both parties, and
17 that the Board expressed a simple desire in that spirit of equity that we enjoyed for 10-
18 years to continue it. That spirit was not honored. Village President Meyers-Martin
19 attempted to resurrect official negotiations setting up Trustee Liaisons. There was a
20 declination by the Village of Matteson not to provide representatives to meet in person,
21 and in lieu of that they gave the Village this final position. Trustee Waite stated that it is a
22 pretty cavalier way to treat a customer.

23
24 Village President Meyers-Martin stated that had been our process to have a negotiating
25 team with the Village but they were unreceptive to that this year.

26
27 Administrator Mekarski stated that they have a significant amount of stations as you can
28 see, and they have a significant amount of equipment, and a significant amount of
29 firefighters on duty. He believes that they have 18 full-time firefighters. He will confirm
30 that at the next meeting. He stated that the Village will be ably served by the City of
31 Chicago Heights.

32
33 Administrator Mekarski stated that the reason that they are bringing it to the Board now
34 is because there are a lot of logistics involved with changing Fire and EMS Service.
35 Communications have to be made to the public. There are coordinations with SouthCom
36 for the switchover of 911 calls. There are all kinds of field runs that have to be done with
37 the firefighters. Maps have to be provided. There has to be coordination with the
38 Village's Police Department. They want to get comments this evening and during the
39 next week and a half from the Board. The Board can contact the Village President and/or
40 Administrator Mekarski, or John Murphey. Administrator Mekarski will direct any
41 questions to John Murphey ASAP. They will finalize negotiations with the City of
42 Chicago Heights. He stated that if both of the parties agree to the final language, it is
43 anticipated to bring this back to the Board at the first meeting in December. The Board is
44 not scheduling a second meeting in December. He stated that if the contract is approved
45 in December, then we have January, February, March, and April for logistics, training

1 and orientation to occur between the Fire and EMS crew and the Village's Police
2 Department.

3
4 Trustee Waite inquired what the term of the contract is. Village President Meyers-Martin
5 stated that it is five-years, but there is a review of the contract after the third year to make
6 sure that all of the wheels are turning right and that the Village and the City of Chicago
7 Heights are all happy with it. Trustee Waite inquired if it is five-years with two options to
8 renew or extend. Administrator Mekarski stated that he and Village President Meyers-
9 Martin were discussing that very question with the Village Attorney this afternoon. That
10 is one of the things that he is going to refine in the draft is to have an automatic rollover if
11 everybody is happy with it. It is set at five-years. It will be proposed with a rollover. At
12 three-years the Village reviews the quality of the service. It will get input from the
13 residents. The City of Chicago Heights will assess its true costs. He stated that if there are
14 major adjustments that have to be made, we might have to come back to the negotiating
15 table, but if not, we continue.

16
17 Trustee Ormsby inquired of Administrator Mekarski whether or not he was talking about
18 bringing this to the Board on First and Second Reading at the meeting on December 12th.
19 Administrator Mekarski stated that is correct if the Board is comfortable with it. Trustee
20 Ormsby stated that she is very comfortable with it almost right now. She stated that there
21 are some things that need a little tweaking.

22
23 Trustee Waite stated let's move forward on it right now. Administrator Mekarski stated
24 that it is not presented in the format with the final contract language.

25
26 Village President Meyers-Martin stated that in the Memo there is a listing of next steps
27 and what we need to do next. She believes that the Board should do this in a timely way
28 and that it should follow this recommendation in terms of the next steps. She stated that
29 once the proposal is brought to the Board at the first Board Meeting in December, we
30 certainly want to put a strategy in place where the Administrator would notify Matteson.
31 She stated that it is only fair that if the Board agrees to move with Chicago Heights and
32 their proposal, it would be appropriate for the Village to let them know once the Board
33 has made that decision at the Board level. She stated that is the way that we will proceed.

34
35 Administrator Mekarski stated that on April 30th of this year, the Village was given a
36 notice from Matteson that they are terminating their Fire and EMS Contract. He stated
37 that is literally a crisis for the Village. The Village President and the Board negotiated
38 with alternate service providers, both public and private in rapid speed, and we have
39 essentially met a continuation of our current Agreement which we recognize was fair and
40 equitable for 10-years. He stated that the Village President and the Board should be
41 applauded for taking a crisis and turning it into something that is going to be very
42 positive. He stated that we are hoping for a long-lasting relationship with the City of
43 Chicago Heights. He stated that if it wasn't for the leadership of Mayor Gonzalez, his
44 new Administrator and Administrative Team, we wouldn't be here. He stated that it is a
45 breath of fresh air to work with the City of Chicago Heights. They have been
46 professional, open, and accountable. They basically opened up their books and the

1 Village did the same. He stated that to that end he believes that the Mayors achieved a
2 real good victory for this Board.

3
4 Trustee Ormsby stated that she believes that collaboration with an old neighbor is
5 excellent. She stated that we have been looking for a regional feel.

6
7 Village President Meyers-Martin stated that she was very pleased. She met informally
8 with Mayor Gonzalez. She stated that Mayor Gonzalez extended all of his well wishes to
9 the Village as well as his enthusiasm to work with the Village. She stated that she is very
10 happy about that.

11
12 Trustee Gibson stated that she is all for it. It was the consensus of the Board that once the
13 Board has made a decision at the first meeting in December; the Board will agree to be in
14 contact with the Village of Matteson to make them aware of that.

15
16 Administrator Mekarski stated that if we do bring the final contract to the December
17 meeting, they will provide a delegation from the City of Chicago Heights and bring the
18 Chief and his team to speak with the Board.

19
20 **Authorization to execute the Lincoln/Western Redevelopment Agreement – TIF**
21 **Eligible Cost (for future reimbursement) – Demolition of Harold Motors Buildings –**

22 Village President Meyers-Martin stated that under the Administrator’s Report for the
23 Redevelopment Agreement, there is a revised copy of that. She stated that on Page 2,
24 there have been some additions to that Agreement. It just puts more safeguards in for the
25 Village. The pertinent language is highlighted in yellow in Sections D, E, and F. She
26 stated that in this Agreement, the Developer would be responsible for all of the Permits
27 associated with the costs for the disconnection of all utilities, including electric, gas,
28 telephone, cable, water, and sewer.

29
30 Trustee Waite inquired of Village President Meyers-Martin whether or not the Village
31 would have a Lien on the property as a result of this expenditure. He stated that if the
32 Village goes in and does work on a property, the Village typically has a Lien on the
33 property. It would mean that the Village would be reimbursed before the property could
34 be sold.

35
36 Administrator Mekarski stated that Section 3 deals with the anticipated reimbursement
37 process. This is a Tax Incremental Financing District (TIF). He stated that as a TIF
38 District, once a developer elects to build a new retail development, the Village will
39 capture the incremental revenue from its current tax base, which is considered the base,
40 and the proposed or the new tax base that is created by the new development. He stated
41 that increment between the existing taxes which is hardly anything at all because it is
42 vacant property, that base can be utilized to subsidize redevelopment costs, infrastructure,
43 purchase of land, demolition and other various components. This is a completely
44 legitimate expenditure. He stated that Section 3 indicates that upon the Village entering
45 into a Redevelopment Agreement with the Developer on a TIF build-out of potential
46 retail for the site, the Village will be reimbursed with an interest rate of 3%. There is a

1 safety clause in that. “In the event no such Redevelopment Agreement is entered into
2 within thirty-six (36) months from the date of this Agreement, then the Developer shall
3 repay the Village the entire amount advanced by the Village within thirty (30) days
4 thereafter.”

5
6 Trustee Waite inquired of Administrator Mekarski what if he doesn’t pay. Administrator
7 Mekarski stated then the Village would Lien after that. Trustee Waite inquired if the
8 Village goes out and cuts somebody’s grass if that becomes a Lien on the property.
9 Administrator Mekarski stated that if you look at Section 5, the attorney is setting it up
10 for a future Lien by making this Agreement filed with the Cook County Recorder of
11 Deeds. “The parties shall cause a Memorandum of this Agreement to be recorded in the
12 office of the Cook County Recorder of Deeds.” That sets up the stage for him to thereby
13 Lien the property for a reimbursement not honored by this Agreement.

14
15 Trustee Ormsby stated that the way she understands this is he is going to take this
16 property down. He is not responsible for putting it back into some kind of order. He has
17 three-years to do that. She inquired what it will look like. She has to understand what the
18 property will look like once it is demoed. She stated that if it looks like a blighted site
19 that is not going to make her happy or anyone in the Village. She stated that it already
20 looks blighted.

21
22 Administrator Mekarski stated that is not the Developer’s objective or the Village’s
23 objective. Trustee Ormsby stated that if we are going to take it down, the corner of
24 Crawford and Route 30 where that Shell Station is, is disastrous looking for the Village.

25
26 Trustee Waite stated that it should be restored in a timely manner. Trustee Ormsby stated
27 that she needs to understand that better. She inquired of Mr. McDonnell what the Village
28 is going to ask them to do.

29
30 Mr. McDonnell stated that the discussion has been for them to just remove the buildings.
31 He stated that from grade level up will be removed. The foundations, concrete flat work
32 and the parking lot is all to remain. Just the building structures would be coming down at
33 this time.

34
35 Administrator Mekarski stated that the Village President has reported at previous
36 meetings that the Village is aggressively pursuing retail development. The Village is
37 marketing that site for retail development. The buildings are going into derelict condition
38 being vacant for so long and having some of the windows broken out affect the
39 perception of the marketability of the area not only for Team 4 LLC, Joe Salamone’s
40 company, but also for Centro across the street. It was brought up when the Village
41 President met with Centro for a tenant for the Jewel/Osco site. He stated that both
42 Developers agreed that if the Village can work towards removing some of the blighted
43 conditions, that we would accentuate the marketability of the site.

1 Trustee Ormsby stated that if from the easement to the building is kept it has to be kept
2 tidy. She stated that it has to be somewhat improved upon or it continues to look even
3 worse than blighted.

4
5 Administrator Mekarski stated that the Developer is aggressively going forward to
6 enhance his opportunity to bring retail to this community. Trustee Ormsby inquired
7 whether or not the Village is going to have a conversation with him regarding what the
8 Village's expectation is, once that building is taken down, what you will visually see
9 when you pass on Route 30.

10
11 Village President Meyers-Martin stated that we have to reschedule to meet with him.
12 Trustee Ormsby stated that she would like to be involved with that process, just that piece
13 of it. Village President Meyers-Martin stated that we have to reschedule it because that
14 particular day didn't work out. She stated that is certainly doable to have that discussion
15 with him. Trustee Ormsby stated that you have to be careful what that looks like when
16 that comes down. Village President Meyers-Martin stated without a doubt.

17
18 Administrator Mekarski stated that we talked to him about if it is necessary we may have
19 to screen with some kind of vegetation the property to the back, which is the side of
20 Currie Motors. He is willing to do anything he can to enhance the marketability.
21 Administrator Mekarski stated that we are both working on a common objective.

22
23 Trustee Ormsby inquired whether or not Administrator Mekarski has ever driven way
24 behind Currie Motors. She stated that it is not so pretty back there. There are cars and
25 abandoned things. She stated that it is not a good site back there. She stated that if that
26 becomes visible to Route 30 that is not a plus either. She stated that she believes we have
27 to do a Field Trip over there and make sure that we are clear about what that is going to
28 look like when that comes down.

29
30 Trustee Waite stated that we are only reimbursing the Developer for half. He stated that
31 the Developer has an investment in it also. The Developer wants to do this to make his
32 property more marketable.

33
34 Trustee Ormsby stated that from her experience with that, she needs to be very clear
35 about what our expectations are for the Village. Village President Meyers-Martin stated
36 that she agrees that we need to make that clear to Mr. Salamone. She stated that the
37 whole purpose in going forward with this particular project is to make it more attractive.
38 She stated that at the end of the day we have to make sure that we can enforce that.

39
40 Trustee Ormsby stated that if you take a drive to Matteson and you look at the very
41 visible corner of Crawford and Route 30 that is a Gateway into the Village and it is very,
42 very bad. She stated that it is blighted. She stated that it still hurts the Village. She
43 believes that is a meeting that we have to have. Village President Meyers-Martin agreed.

44
45 Trustee Gibson stated that in her opinion, she believes that if you take it down to the bare
46 ground, to the foundation, it will certainly look better than it looks now. She stated that it

1 is an obvious eyesore for anybody coming into the Village to see that. She believes that
2 once it is taken down it will give Mr. Salamone a better chance of developing it or have
3 some Developer want to develop it.

4
5 Village President Meyers-Martin stated that in many Municipalities that is their policy,
6 that any abandoned buildings are taken down. Trustee Gibson stated that it is happening
7 all the time in Tinley Park.

8
9 Trustee Oliver stated that he is for the demolition of this property. He does see Trustee
10 Ormsby's point. He stated that it is the property behind that property that is the problem.
11 He stated that there are two things in play here. There is the sale of that property and
12 there is everything behind there that is going to ultimately look much more visible once
13 that property comes down.

14
15 Trustee Ormsby stated that she wanted to make it clear that she is not against it coming
16 down. Trustee Oliver stated that is something that we have to consider when that comes
17 down, because this is going to look troublesome.

18
19 Administrator Mekarski reminded the Board that Team 4 LLC, Joe Salamone's group
20 who owns the Harold Motors property, has a purchase option for the nine-acres of the
21 Currie Motors property. Mr. Salamone is controlling the 18-acres and he is working
22 cooperatively with that Developer for just that common purpose. Their goal is to work to
23 show the best that they can at this juncture for the entire 18-acres which includes the
24 Currie Motors site. Administrator Mekarski stated that it will probably require some
25 screening adjustments, fencing of some of the yards used for the storage of the
26 demolition vehicles for the Body Shop and other vehicles in the back. Mr. Salamone's
27 goal is to enhance the Village's opportunity and to bring "Class A" Retail to this
28 community.

29
30 Trustee Nale stated as long as he does it satisfactory to the Village. Administrator
31 Mekarski stated that even before this came before the Board, the Village President
32 required that Mr. Salamone meet with her to discuss the Board's concerns and to set-up a
33 regular meeting on a regular basis for progress updates so that the Village President can
34 report to the Board. He stated that this is a partnership between the Village and this
35 Developer to achieve the best we can achieve for both parties.

36 **Motion by Trustee Oliver, second by Trustee Gibson to authorize the Village**
37 **President to execute a Redevelopment Agreement between the Village of Olympia**
38 **Fields and Team 4 LLC to accomplish the demolition of the buildings which were**
39 **formerly occupied by the Harold Motors Chrysler Jeep/Mazda Dealerships located**
40 **on Highway 30 and Western Avenue; and further authorize the appropriation of an**
41 **amount not to exceed \$29,500.00 from the Village's Unencumbered General Fund;**
42 **and, further authorize the Village to establish a TIF Reimbursement File accounting**
43 **for the expenditure and future reimbursement of this project from the**
44 **Lincoln/Western TIF District, as it represents an eligible cost for reimbursement as**
45 **provided by State Statute.**

1 Trustee Pennington inquired when these funds are going to be disbursed. Administrator
2 Mekarski stated that the funds will be disbursed almost immediately because he would
3 like to take care of this demolition, provided he meets all of the Permitting requirements
4 of our Building Commissioner, between now and the first of December. He stated that he
5 inquired of Mr. Salamone about putting this off until the first meeting in December which
6 is December 12th; Mr. Salamone indicated that it would be too late. Mr. Salamone's
7 timetable requires him to do this within the next 10-days provided he meets the Permit
8 requirements.

9
10 Trustee Ormsby stated that it is not a budgeted item. She stated that we could budget for
11 it and they could do the demolition in the spring. She looked to Trustee Pennington for
12 his thoughts.

13
14 Trustee Pennington stated that we have to look at his timetable. He is the owner of the
15 property and he is the Developer. He stated that if we are going to get retail entities to
16 come in here, sometimes we have to belly up to the bar and bite the bullet. He stated that
17 sometimes we have to do what we have to do in order to make sure that this piece of
18 property is developed. The Village needs this property in the worse sort of way to be
19 developed. He stated that Joe Salamone has invested a tremendous amount of money in
20 purchasing this land. In Trustee Pennington's opinion, Mr. Salamone wouldn't have done
21 that if he didn't think that he could market it to get significant retail companies to come
22 in here.

23
24 Trustee Ormsby stated that it is just unbudgeted money. She stated that if Trustee
25 Pennington is comfortable with it, she was just looking to him for his thoughts.

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

27
28 **REPORT OF VILLAGE PRESIDENT:**

29
30 **Economic Development Committee** - Village President Meyers-Martin stated that she
31 did not have a formal report this evening. She stated that she has discussed with the
32 Trustees, as well as the prominent business people in the community regarding the need
33 for an Economic Development Committee in the Village of Olympia Fields. The
34 Matteson Area Chamber of Commerce that the Village belonged to has folded. The
35 Village is not a member of the Chicago Southland Chamber of Commerce. She stated
36 that there is no cohesive business group for our businesses to participate with. She
37 believes that has been a detriment to the business community in the Village. She believes
38 that there needs to be some cohesiveness with those businesses, similar to other
39 Municipalities like the Village of Matteson, the Village of Tinley Park and Orland Park.

40
41 Village President Meyers-Martin stated that after the holidays it is her intention to move
42 forward with that plan to bring together the business community in the Village, to support
43 the businesses that we have, sort of in the order of business retention, as well as outreach
44 to additional Economic Development in the Village. She has had conversations with the
45 Economic Development Director in Tinley Park, as well as people that reside in the
46 Village and are prominent business people who will be able to push forward that agenda.

1 She stated that she is excited about that. She stated that it is sort of in line with working
2 with Joe Salamone so that we are more business savvy in the Village.

3
4 **UNFINISHED BUSINESS:**

5
6 **Bizios Brothers** - Trustee Gibson inquired whether or not the timing has expired, as we
7 originally agreed upon, for the Bizios Brothers to continue improving their roof line and
8 their parapet that they told the Village over five-years ago that they were going to do.

9
10 Village President Meyers-Martin stated that she doesn't have any updated information on
11 that. She inquired of Administrator Mekarski whether or not he spoke with the Bizios
12 Brothers specifically about that. Administrator Mekarski stated that he did not. He would
13 have to pull the original Agreement and look at the timing for the completion of that
14 work. Trustee Gibson stated that she believes that the time has expired.

15
16 Village President Meyers-Martin stated that not only that, but everything is about timing,
17 She believes that the timing is right because now that Bizios has Charter Fitness in the
18 plaza they have more foot traffic. She believes that this would be the right time to pursue
19 that with them. She believes that business has probably improved not only for Bizios but
20 for some of the other businesses in the plaza.

21
22 Trustee Gibson stated that one of the drawbacks was that they weren't sure who was
23 going to be where and what was going to happen.

24
25 Village President Meyers-Martin stated that they had vacancy issues. Trustee Gibson
26 stated that it is our duty to keep them on their toes to get an Agreement completed that
27 the Village entered into with them. Village President Meyers-Martin stated that she
28 agrees.

29
30 **Geo Soul** – Trustee Gibson inquired of Administrator Mekarski what the status of Geo
31 Soul is. Administrator Mekarski stated that he doesn't have any updated information.
32 Trustee Waite stated that he just talked to Bizios this evening before coming to the Board
33 Meeting. Trustee Waite stated that on Wednesday they will be in Court to get final
34 possession of the Geo Soul property so that they can move forward with a tenant. They
35 have several other tenants in mind. They had a Lease Agreement with Geo Soul. They
36 have been to Court several times. The Judge has given them a deadline by which they are
37 to pay. They paid. They missed the last deadline. The last Court date is this Wednesday.
38 They are not going to accept any more payments. They are going to take possession of
39 the property effective Wednesday or whenever the Judge says.

40
41 Village President Meyers-Martin stated that it would be a good idea for the Village to set-
42 up a meeting with the Bizios Brothers so that they can update the Village.

43
44 Trustee Ormsby stated that she and Trustee Gibson are on the Sign Commission. She
45 thought that was a meeting that should be done in conjunction with John McDonnell and
46 Administrator Mekarski. Village President Meyers-Martin stated that she agrees.

1 Administrator Mekarski stated that they would still like to pursue the proposal to do the
2 partnership with a gateway entrance sign. He stated that St. James Hospital would be a
3 willing participant in that project. He suggested that the Bizios Brothers, St. James
4 Hospital, and the Village sit down at a table and discuss the development of an entrance
5 sign for the Village, an Electronic Media Board that could be beneficial to all three-
6 parties.

7
8 Trustee Ormsby stated that she has heard that Charter Fitness is an overwhelming
9 success. They barely have room for people in there now. She thought that perhaps
10 everybody might be able to help. Trustee Waite stated that when he drove through there
11 at 6:45 P.M. Charter Fitness was full and there were no vacant machines. Village
12 President Meyers-Martin stated that is why we should move forward with a meeting with
13 them.

14
15 **Smoothie Bar Coming to Bizios** – Administrator Mekarski stated that the Bizios
16 Brothers are putting up a Smoothie Bar inside the store to utilize all of their fresh fruit.
17 They will be eliminating one or two of the registers in the store. They are obtaining
18 professional equipment and hiring a trained person to implement it and train the staff.

19
20 Trustee Waite stated that is to attract people to come over from Charter Fitness.

21
22 **NEW BUSINESS:**

23
24 **2012 Holiday Schedule** – Village President Meyers-Martin stated that we have the 2012
25 Holiday Schedule. A copy of the 2012 Holiday Schedule is in the Board Packet.

26 **Motion by Trustee Gibson, second by Trustee Oliver to approve the 2012 Holiday**
27 **Schedule.**

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

29
30 **Wysteria Homeowners Association’s Christmas Luncheon for all Village**
31 **Employees** – Trustee Gibson stated that on December 15th, beginning at Noon, the
32 Wysteria Homeowners Association will host their Annual Christmas Luncheon for all of
33 the Village Employees. She stated that is our annual thank you to the Village Employees.

34
35 Administrator Mekarski stated that is a gracious and great festivity that all of the
36 employees look forward to. On behalf of the employees, he thanked the Wysteria
37 Homeowners Association.

38
39 **Employee Holiday Party** – Village President Meyers-Martin stated that the Employee
40 Holiday Party is December 21st at 12:30 P.M. at Carlos Lorenzetti’s.

41
42 **Holiday Party for the Homeowners Associations** – Village President Meyers-Martin
43 stated that the Holiday Party for the Homeowners Associations will be held on December
44 17th at the Olympia Fields Country Club. She encouraged everyone to come out so that
45 there is wide-spread participation throughout the Village. Trustee Waite stated that tickets
46 are available at the Village Hall.

1 **RESIGNATIONS AND APPOINTMENT:**

2
3 Village President Meyers-Martin stated that she did not have any Resignations or
4 Appointments this evening.

5
6 **EXECUTIVE SESSION:**

7
8 **Executive Session to discuss matters of personnel – Open Meetings Act Section**
9 **5ILCS120/2(c)(1)** - Village President Meyers-Martin stated that the Board will be going
10 into Executive Session. She stated that the Board will not be taking any action once the
11 Executive Session is closed.

12 **Motion by Trustee Gibson, second by Trustee Nale to enter into Executive Session at**
13 **8:58 P.M. to discuss matters of personnel according to the Open Meetings Act**
14 **Section 5ILCS120/2(c)(1).**

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

16
17 **Motion by Trustee Pennington, second by Trustee Gibson to return to Open Session**
18 **at 9:42 P.M.**

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

20
21 **ADJOURNMENT:**

22
23 **Motion by Trustee Pennington, second by Trustee Gibson to adjourn at 9:42 P.M.**

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

25
26 **Respectfully submitted by Faith Stine.**