

MINUTES OF THE VILLAGE OF OLYMPIA FIELDS
MEETING OF THE BOARD OF TRUSTEES
Held on February 16, 2022

Prior to the Board Meeting, an Executive Session was held from 6:00 P.M. to 7:00 P.M. Due to the COVID-19 pandemic, this Board Meeting is being conducted as a hybrid meeting. The Regular Meeting of the Board of Trustees was held on Wednesday, February 16th, 2022. The meeting was called to order by Village President Sterling M. Burke at 7:03 P.M. The assembly recited the Pledge of Allegiance.

Present: Trustees – Watkins, Oliver, Pennington Finley, Blackwell, and White
Village President, Sterling M. Burke
Village Administrator, Milton Payton (Joined the Meeting at 7:23 P.M.)
Village Attorney, John Murphey (Via Telephonic)
Village Clerk, Stephanie Mills

Absent: None.

Village Clerk Stephanie Mills proceeded with roll call. Present were: Village President Burke, here. Trustee Blackwell, here; Trustee Finley, here. Trustee Watkins, here. Trustee Oliver, present; Trustee Pennington, present; Trustee White, here; John McDonnell Building Commissioner; Betty Zigras Finance Director. Village President Burke stated she is on vacation. Village Clerk Stephanie Mills proceeded with roll call. Acting Chief Derrick Blasingame; here; Jim Landini Public Works Director, here; Village Treasurer Stan King, here; and our Court Reporter Faith Stine, here; and I'm Stephanie Mills, Village Clerk.

Village President Burke stated “Beginning in March 2020, the Governor of Illinois issued a series of State-wide Disaster Declarations related to public health concerns. Those declarations remained in effect until June 28th, 2021. As the head of this body, I have determined that a full, in-person meeting, or a meeting otherwise conducted in accordance with the Open Meetings Act is neither practical nor prudent because of the disaster. This meeting will be conducted as a hybrid meeting, which will consist of all members of the Village Board and Department Heads physically present at our regular meeting location. Alternate arrangements have been made to allow the public to contemporarily hear all discussions and Roll Call Vote via conference call. The call-in numbers are available on the agenda. Notice of these arrangements have been given in accordance with the Open Meetings Act. The public may address this body consistent with the rules previously adopted and recorded, and adopted by the Village President’s order.

The amendment to the Open Meetings Act during the disaster declaration requires that we allow the public to observe the meeting. It does not require the public to be given an opportunity to participate in the meeting. However, it is our policy to give the public the opportunity to present comments to the Board. With that in mind, the public was given the opportunity to submit comments by email and we did not receive any.

All votes shall be conducted by Roll Call Vote. We are recording this meeting. And a verbatim record of this meeting shall be made and maintained in accordance with the Open Meetings Act. Now, let’s get started.

1 Village President Burke stated I want to suspend the first item on the agenda, with the Board’s
2 approval, because of the number of people that we have here.

3 **Motion by Trustee Pennington, Second by Trustee Oliver to Amend the Agenda and Skip**
4 **the Public Hearing First, and go to the Approval and Appointment of Acting Chief Derrick**
5 **Blasingame as Chief of Police.**

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

7
8 Village President Burke stated it is good to see so many of Derrick’s peers, and friends, and
9 family and pastor here. He stated just so we can stay under the threshold of people in this room,
10 we are going to go through this first.

11
12 **SWEARING IN CEREMONY:**

13
14 Village President Burke administered the oath to Acting Chief Derrick Blasingame as follows:
15 “I, Derrick Blasingame, having been appointed to the position of Chief of Police, in the Village
16 of Olympia Fields, in the County of Cook, the State of Illinois, do solemnly swear, that I will
17 support the Constitution of the United States, the Constitution of the State of Illinois, all
18 Ordinances of the Village of Olympia Fields; and that I will faithfully discharge the duties of the
19 position of Chief of Police to the best of my ability. Dated February 16th, 2022.” Congratulations.
20 (There was a round of applause).

21
22 Village President Burke stated the reason we are doing this is because we had a big discussion
23 during our Executive Session. It was almost unanimous that Derrick has done a wonderful job
24 over the last year and a half being an Administrative Sergeant, and being the Assistant Chief. We
25 thought it was appropriate to make him the Chief of our Village.

26
27 Trustee Pennington stated Here, Here. Village President Burke stated everybody in this town,
28 everybody has nothing but wonderful things to say about Derrick. We want to keep that going.
29 Also, I want to send a message to the rest of the police department, there is a place for you to go
30 too. Most of the guys that we have gotten to be Chief for the most part have come up through the
31 ranks. Derrick is a perfect example of somebody with perseverance through all kinds of things
32 that went on in this Village for years. He stated for him to be the guy at the top right now is a
33 wonderful accomplishment. Congratulations. (There was a round of applause).

34
35 Village President Burke stated while we’re clearing the room, the Governor’s Declaration, what
36 I’m being told is that we will be able to go back to normal after February 28th. Probably the next
37 meeting, will be a regular meeting where we have the public in. We won’t be wearing masks and
38 things anymore. Trustee Pennington stated unless you want to. Village President Burke stated no
39 more mandates.

40
41 Trustee Oliver inquired whether or not there is a limitation on the number of people. Village
42 President Burke stated we will find out a little bit more. I am part of a group of people that are
43 suppose to have breakfast with the Governor on Tuesday at the Country Club. I will have an
44 opportunity to ask exactly where they think this is all going. I think we will be able to go back to
45 normalcy where we can let the public back in, and we won’t have a hybrid meeting.

46
47

1 **PUBLIC HEARING:**
2

3 **Ordinance #2022-01** – An Ordinance Approving a Map Amendment and Approving a Special
4 Use, Subject to Certain Terms, Conditions and Limitations [First & Second Reading] –
5

6 **Public Announcement:**
7

8 Village President Burke opened the Public Hearing at 7:13 P.M. Village President Burke stated
9 this was the Notice that was put in the newspaper a couple of weeks ago. “NOTICE IS HEREBY
10 GIVEN that the President and Board of Trustees, serving as a special public hearing body, will
11 conduct a public hearing on February 16th, 2022, at 7:00 P.M. at the Olympia Fields Village Hall.
12 The purpose of the public hearing is to consider a proposed “Ordinance Approving a Map
13 Amendment and Approving a Special Use, Subject to Certain Terms, Conditions and
14 Limitations” for the property at 20300 Governors Highway, P.I.N. No. 31-14-301-005-0000.
15 Members of the public will be heard at the public hearing.
16

17 Members of the public should consult the Village’s webpage to determine whether the public
18 hearing will be conducted in person or remotely in light of Covid.” We did that. We posted it.
19

20 Village President Burke asked the Village Attorney, John Murphey, to summarize the Ordinance
21 and what the process is going forward.
22

23 Mr. Murphey stated at the last meeting, the Village Board approved a Settlement Agreement
24 with the RoseHeart people relative to the development that was commonly known as the
25 “Tolentine property” on Governors Highway. Among other things, the Settlement Agreement
26 calls for the Village to adopt an Ordinance which would allow for the development of the
27 property as proposed. The Ordinance has a number of conditions, including some payment to the
28 Village, security measures, and also a requirement that prior to opening up they demonstrate that
29 they have an Affiliation Agreement with one of the local hospitals. That was one of the
30 fundamental reasons why the Commission recommended against, and the Board denied the
31 proposal.
32

33 Under the law, a municipality cannot settle a lawsuit involving zoning without having a public
34 hearing, because the terms of the Ordinance negotiated as part of the Settlement Agreement was
35 not productive to have the required public hearing be conducted by an advisory body, because
36 the Village Board has already given a direction and agreed to the terms. This is a formality. It
37 gives everybody in the public an opportunity to comment or question regarding the Ordinance
38 which the Board will consider as negotiated per the Settlement Agreement.
39

40 Village President Burke inquired whether or not there were any questions or comments.
41

42 **Public Comment:**
43

44 Mr. Murphey stated you can make a record that there are no members of the public requesting
45 comments.
46

1 Village President Burke stated I think I said that already, but we do not have any comments from
2 the public by the time that they were allowed to submit those comments. So, no comments. We
3 will move forward with the actual proposed Motion.

4 **Motion by Trustee Blackwell, Second by Trustee Pennington to Waive in First Reading
5 and Adopt in Second Reading Ordinance No. 2022-01- An Ordinance Approving a Map
6 Amendment and Approving a Special Use, Subject to Certain Terms, and Conditions, and
7 Limitations.**

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

9
10 (The Public Hearing concluded at 7:17 P.M.)

11
12 **APPROVAL OF MINUTES:**

13
14 **Motion by Trustee Watkins, Second by Trustee Blackwell to Dispense with the Reading of
15 the Minutes of the January 19th, 2022, Board Meeting; to Approve the Minutes of the
16 January 19th, 2022, Board Meeting as Presented.**

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

18
19 **BILLS FOR APPROVAL:**

20
21 Village President Burke stated next is the February Bills for Approval. I want to make a
22 correction. There were, as usual, a few extra bills that came in that had been looked at. But this
23 did not get updated. The actual amount that we are approving today is \$433,856.02.

24 **Motion by Trustee Pennington, Second by Trustee Oliver Subject to the Corrections Noted
25 to Approve the Payment of Bills for February 2022, in the Total Amount of \$433,856.02.**

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

27
28 **ADMINISTRATION REPORTS:**

29
30 **REPORT OF THE VILLAGE PRESIDENT:**

31
32 **Approval of the Village Administrator Agreement and Appointment of Milton Payton as
33 Village Administrator** – Village President Burke stated we had an opportunity to interview a
34 candidate to be the new Village Manager, Mr. Milton Payton. Each of the Board members had an
35 opportunity to interview him. We had a discussion in the Executive Session. Milton comes to us
36 with 25-years of experience in the private sector, and another 20-years of experience in the
37 public sector, either as an elected School Board member, President of the School Board, a two-
38 term elected Trustee in University Park. He was the Finance Liaison. He worked on economic
39 development. They named a wing of the high school after him in School District 201. He has
40 tremendous background in the area of community service. He has taught at Governors State and
41 at Prairie State, business, and public sector of management.

42
43 I know for a fact that Mr. Payton is going to be a great Village Manager. We want to have
44 somebody with a business background. He has an MBA and an undergrad degree. He's an
45 engineer. He has managed plants. We are very fortunate to have him as our candidate for a new
46 Village Manager.

1 **Motion by Trustee White, Second by Trustee Oliver to Approve Milton Payton as the next**
2 **Village Administrator.**

3 **Roll Call: Ayes (5) (Trustee Watkins Abstained). Motion Carried.**

4
5 **(Village Administrator Payton Joined the Board at the Meeting at 7:23 P.M.)**

6
7 **Approval and Appointment of Acting Chief Derrick Blasingame as the Chief of Police -**

8
9 **Motion by Trustee Oliver, Second by Trustee Blackwell to Approve the Appointment of**
10 **Acting Chief Derrick Blasingame to be Chief of Police.**

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

12
13 **Motion to Make the Eligibility Study Available for Governors Highway/Vollmer TIF –**
14 Village President Burke stated next on the agenda is a discussion to make the Eligibility Study
15 available for Governors Highway and the Vollmer Road TIF.

16
17 Mr. Murphey stated some time ago, the Village directed the Village Planning and Zoning
18 Consultant, Mr. Hoffman from the Teska Firm to perform what is called an “Eligibility Study” to
19 determine whether the property that you see in your agenda materials, which is an area of both
20 Governors and Vollmer, qualifies the establishment of what is commonly referred to as a “Tax
21 Increment Financing, or TIF District.” The Eligibility Reports from the Teska Firm, concludes
22 that this area does indeed qualify for the establishment of a Tax Increment Financing District,
23 which if approved ultimately by the Village Board, gives the Village Board a lot of opportunity
24 for redevelopment activities and additional stimulation and redevelopment. Not simply the
25 Tolentine property, but the entire area of the TIF District.

26
27 Mr. Murphey stated for the Village Board to start the process, the Board has to adopt an
28 Ordinance formally accepting the Eligibility Study and scheduling a series of public meetings
29 and public hearings. Public meetings with the various taxing bodies and public hearings on the
30 proposed eligibility of the subject property for TIF. We cannot adopt that Scheduling Ordinance
31 until the draft Eligibility Study which is attached to the Board Packet entitled “Governors
32 Highway/Vollmer Road Tax Increment Financing District Report” is made available for public
33 inspection for at least 10-days. In order to satisfy that preliminary requirement, I am requesting
34 the Board to adopt a Motion directing that the Eligibility Study be placed on file and be made
35 available for public inspection.

36
37 Village President Burke inquired whether or not there were any questions or comments. The
38 Trustees did not have any questions or comments.

39 **Motion by Trustee Watkins, Second by Trustee Blackwell to Make the Eligibility Study**
40 **Available for the Governors Highway/Vollmer Road TIF.**

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

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1 **DEPARTMENT HEADS REPORTS:**

2

3 **Stan King – Treasurer**

4

5 **Motion to Approve Sikich Auditing Services Proposal** – Village President Burke stated that
6 Betty Zigras is on vacation. I have asked Stan King, our Treasurer, to come in and give an update
7 on the Sikich Services Proposal. Sikich is our Auditor.

8

9 Mr. King stated that on behalf of the Finance Committee, I am here to make this Motion to
10 extend the audit services with our current accounting firm. We know they have been with us a
11 long time, more than you would normally have. As a result of the enterprise-wide solutions that
12 we are about to undertake, which is really a daunting task especially with a small staff, we
13 suggest that a two-year extension makes the most sense to get us through that enterprise-wide
14 solution. It is going to touch every single department, especially the accounting department. If
15 you understood the status of our general ledger structure, you would realize there is much to do.
16 With a new firm coming in under those kinds of circumstances, one it would be more costly. It
17 will probably extend the audit of a new firm. Just the prep work and then the ongoing work. It is
18 most prudent to consider two-years to get us through this. They can be a lot more help.

19

20 And as I understand in talking with Milton, he has had some experience that fits extremely well
21 with engagements like this that we are about to undertake. I am suggesting and recommending
22 that we make a Motion to extend the contract for two-years, which is a more favorable pricing
23 than just the one-year extension. Primarily, to get us through this enterprise-wide installation.

24

25 Village President Burke stated just so it’s clear. There has been some debate about this. We
26 discussed this before. Those of you who have gone to the IML Class, if you become a Trustee
27 and when I became President of the Board, they suggest that you change the Treasurer and your
28 Auditors every three to five-years, just so you have a different set of eyes on it.

29

30 In this case, I go along with what Stan is saying, they are the most consistent piece from the
31 finance standpoint. Stan is new. We have a new Village Administrator. So, to have the staff try
32 to embark on this without some extra hand-holding, not that they are going to be responsible for
33 making this work, it is the Village’s job to make it work, Stan’s job and all of us. We will all
34 have something to say about this. But to have somebody who looks at our books and knows what
35 is and what isn’t. When we start running this stuff in parallel, it’s good to have somebody that
36 knows what the numbers look like before. And they will have an opportunity to know what the
37 numbers look like afterwards. I recommend that we do this, just like the Treasurer is
38 recommending it.

39 **Motion by Trustee Pennington, Second by Trustee Oliver to Accept the Sikich Auditing**
40 **Services Proposal for a Two-Year Contract Term in the Amount not to Exceed \$30,435.00**
41 **for Fiscal Year 2022; and \$31,355.00 for Fiscal Year 2023.**

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

43

44 **Derrick Blasingame – Chief of Police –**

45

46 **Upcoming Proposed Ordinance -** Chief Blasingame stated that he wanted to talk about the
47 Village Ordinance that we proposed as far as dealing with the high school. When we have an

1 issue at the high school where we have to issue the kids citations for fighting or whatever they're
2 doing at the high school, we want to be able to bring it to our local court so that we can hold the
3 parents more accountable and responsible for the action of their children. This is something that
4 is already being done in Richton Park, Park Forest, Matteson, and Flossmoor. He stated in
5 talking to those Police Chiefs it worked. I think it is something that we should bring to our local
6 court and we can get the parents in. When it goes to Markham nothing happens. Normally, it gets
7 thrown out or they get community service and their behavior doesn't change.

8
9 Village President Burke stated we talked about this a little bit earlier. Fortunately, this did not get
10 into the news or anything like that. Anytime there is anything on TV, lately it has been about
11 stuff going on at that high school. This is a perfect example of what the police department has
12 come up with on their own of some things that will make a world of difference around here is to
13 have this Ordinance. It already exists in other places. We are working with Mr. Murphey, and
14 Derrick is working with Mr. Murphey to come up with what that Ordinance should look like. It
15 can be modeled after a couple of other towns. You should see that in the next meeting or two.

16
17 Trustee Blackwell stated I think the idea sounds quite appropriate under the circumstances. As
18 you've indicated, when these cases do go into court, I have no doubt there is not much, if any
19 type of consequences for the kids. I am curious about a couple of things. Maybe I can have this
20 conversation with Attorney Murphey too, not to press you. You said other communities are
21 doing this. Are they local? Is that like Matteson doing it?

22
23 Chief Blasingame stated Matteson, Park Forest, Richton Park, and Flossmoor as well. Trustee
24 Blackwell stated they are all doing this. Chief Blasingame stated yes. Trustee Blackwell stated it
25 appears as though we have appropriate statutory jurisdiction to acquire or have a particular
26 Administrative Hearing setting for that. Chief Blasingame stated yes. Trustee Blackwell stated I
27 don't know how far you've researched, but what are the levels of penalties that can be issued
28 against the parents, up to \$500? What type of penalties can we institute or cause to happen
29 against a student or a parent that you know of? If you don't know, you don't know. I don't
30 expect you to have it in front of you.

31
32 Chief Blasingame stated the research I have done; most communities go up to \$1,500.00. How
33 high the Village of Olympia Fields goes, that's a decision that the Board would make, the fines
34 they would levy. Some of the things we discussed in the police department was on the first
35 offense, maybe \$100.00. Second, and third, just keep going up from there until you can gain
36 compliance from the students and the parents.

37
38 Trustee Blackwell inquired is the school, or the School Board, or the School District onboard
39 with this? Chief Blasingame stated 100 percent. Trustee Blackwell inquired if you fine a
40 particular student, it sounds as though the School Board would support the decision. Are they, in
41 fact, entitled to a full evidentiary hearing if they come before the Village? In terms of that, I
42 mean, are they able to bring in witnesses? Are they able to cross examine individuals who make
43 accusations? Is it like a mini trial in an administrative setting? If you don't know, you don't
44 know.

45

1 Chief Blasingame stated no, because this is a LO Ticket. It's a Local Ordinance Ticket. It doesn't
2 require a trial or witnesses. It's similar to getting a parking ticket. It's not something that is going
3 to be permanently on their record. Trustee Blackwell stated that was my final question.
4

5 Village President Burke stated you have to understand one thing. Wal-Mart, is number one. The
6 hospital is number two. That high school is number three with the highest incidents of police
7 involvement and calls. What has happened in the past, is they move the kid from one place to
8 another place, to another school. And there were three. Now, they move a person from South and
9 put them over here. Then they create issues here. If they move a person from here, and move
10 them down to South, then they have it down there. So far, 95% of these kids are not from
11 Olympia Fields. They're from outside. Part of the reasons for doing this, is we want their parents
12 to come to court, not the kids to go by themselves. If you are a parent and you have to take off of
13 work to come to court because your kid is acting up in school, somebody is going to have a good
14 talk and a slap upside the head. And not only that, they may have to pay a fine.
15

16 Our local Judge, Crusor, your guy, your buddy, he's the one that is going to be making that
17 decision. Did you see the video? Trustee Blackwell stated no, I didn't see the video. Village
18 President Burke stated I will send it to you. Trustee Pennington stated it was rough. Village
19 President Burke stated it was pale in comparison to what happened down at South. Everybody
20 and anybody who has seen it is just incensed that this is going on at these two schools.
21

22 Trustee Blackwell stated I understand that some of these kids are not even expelled. They just go
23 right back into class. Village President Burke stated they just get moved to someplace else.
24 Trustee Blackwell stated that's good. That answers my questions. I'm satisfied.
25

26 Trustee Finley inquired of Chief Blasingame, our Judge will now be seeing kids that are outside
27 the norm of what he normally sees, will he need to go to any kind of special training, or have any
28 kind of additional support for his consideration? Chief Blasingame stated I don't know the
29 answer to that question. I know that in other communities, they are Hearing Officers. I don't
30 know if they go to any additional training.
31

32 Village President Burke stated if anybody here is involved in a domestic, a fight, or something
33 like that here, it's the same person that hears it. If you get a traffic ticket, he hears the traffic
34 ticket. He makes the determination. People who are in disputes with their neighbors and they get
35 into some kind of altercation, he hears it. He has seen a lot. People who are getting into fights
36 and arguments about having their water turned off or whatever, this guy has been doing this for
37 the last eight, nine, 10-years. Chief Blasingame stated he has been doing it for at least 20-years.
38 Village President Burke stated all of these cases that come before these municipal tickets, this is
39 the guy that has been doing it.
40

41 Trustee Finley stated I have been here on a traffic ticket. I've been here before following my
42 husband's ambulance. They tell you don't try to follow us, and I did. I had a chance to spend
43 some time with him. My question had nothing to do with his capabilities, it has to do with any
44 expansion of our responsibility to prepare our court for these kinds of cases. I don't know that
45 there are. But if you aren't absolutely sure, you could look into it. I'd appreciate it.
46

1 Village President Burke stated he's not going to do the legal aspect of it. Mr. Murphey will give
2 us the heads up on it. Trustee Finley inquired is he still here? Village President Burke stated no,
3 he's gone. The Chief just gave a report on what we are looking at doing. These comments will be
4 questioned when they go through. When we get a chance to bring it before the Board, we'll see if
5 it satisfies it. If it doesn't, we don't have to pass it at the time. We can go and amend it if
6 necessary. They are going to take the blueprint of what has been done in all these other places,
7 and that is going to be the foundation of what ours is. It has already been time tested in some
8 other places. Somebody else has looked at it. Mr. Murphey is going to look at it before we bring
9 it to the Board. If it turns out we don't like what we hear, we don't have to do anything about it.
10 We can say, "Take it back and redo it." Trustee Finley stated thank you.

11

12 **John McDonnell – Building Commissioner –**

13

14 **Updates on 3435 Attica and 820 Exmoor -** Mr. McDonnell stated if you recall, during the
15 summer, we started to work on two residential homes in the Village that were blighted and
16 abandoned, and had been abandoned for many, many years. One of them back to 2008 that has
17 been vacant for a very long time. No interest in these properties because they were smaller
18 homes. They had a lot of tax liability to them, and a lot of disadvantages in order for a rehabber
19 or a home flipper to take advantage of these two properties. During the summer, the Village
20 entered into a Grant Program with the South Suburban Land Bank. We were able to get them to
21 clear title on one of the homes at 3435 Attica. We filed for a Motion to Demolish that house
22 because it was not salvageable. The demolition has been completed on the home. The home is
23 down. There is about 5% left of the demolition process, which would be to remove the driveway,
24 a large portion of it except for the extension to the street, and to reseed the property. That project
25 has moved on very well.

26

27 Mr. McDonnell stated another property at 820 Exmoor, that home we tried to get clear title on.
28 We ran into a hiccup there. There was a tax purchaser that purchased the property for back taxes.
29 They have thrown a bit of a curveball into getting the title cleared. Reginald Ford, our Code
30 Enforcement Officer, just went to court yesterday via Zoom. The settlement with them was that
31 the Land Bank would back off the process to get the property cleared, and to get ownership of it,
32 if the tax buyer met a couple of requirements. I'll read you a couple of those requirements. There
33 are three requirements. "The Tax purchaser will, by May 15th of 2022, will have to have the
34 property cleaned out. All the trash removed from the property. By June 15th of 2022, permits
35 have to be pulled and inspections be completed of the property by the Village." They will have to
36 have all of their permits applied for by June 15th. "By June 21st, the tax buyer has to return to the
37 court for a status update." The object of the status update, the court wants to hear that the
38 property at least had a new roof put on it. The roof on the property is in very poor condition,
39 allowing water and animals to get inside the building and cause a lot of destruction. That's the
40 requirement for the status update. It looks like that property is going to return to the tax rolls
41 which is very nice. We didn't have to demolish it. As long as the tax buyer comes through with
42 these requirements by the court, and by those dates, it should be all very well. I would like to
43 thank the Board for allowing us to get involved in that Grant Program. It turned out to be very
44 beneficial for us.

45

46 Village President Burke stated I want to add two things here. The first property, we got several
47 letters from people in that community thanking us for eventually getting everything cleaned up.

1 The next side of that letter was, what are you going to do with it? Are you going to turn it into a
2 park, or turn it into a garden space for people? That's yet to be determined what we are going to
3 do with that. Mr. McDonnell stated that's correct.
4

5 **Update on Fence Along Lincoln Highway** - Village President Burke stated the other one, John,
6 the fence along Lincoln Highway, what's the latest on that? Mr. McDonnell stated we just met
7 the fence company out there. They have given us a quote to take down all the damaged areas.
8 There are some areas where the fence is still viable. Most of that fence is farthest away from
9 Lincoln Highway itself. The reason for the rapid deterioration of this fence is mostly salt. In the
10 wintertime, when they spray salt down Lincoln Highway, that stuff just goes everywhere. Then
11 they come back and they plow it and the salt goes into the grassy areas. That area of fencing that
12 is very close to Lincoln Highway is all going to be down very shortly. We have gotten a quote to
13 get the very bad areas taken care of right now. Then we will discuss further demolition of some
14 of the other areas in our Staff Meetings.
15

16 Village President Burke stated everybody understand that land does not belong to us. This fence
17 belongs to someone who has owned that property. We liened it numerous times. Every time we
18 lien it, it winds up in a shell game. And trying to get to who really owns it, is a big discussion we
19 have had back and forth, back and forth on what are we going to do. We really can't go on
20 somebody else's property and tear down this fence on somebody else's property. Some people in
21 that neighborhood over there, think that we can do that. But we really can't do that. We can only
22 try to bring them to court and get them to do something about it. We are spending Village money
23 to rearrange the teeth in this person's mouth over there by moving the good sections to the bad
24 section to try to make one consistent look. It's rapidly deteriorating. The Board can think about
25 this sometime in the future, how much money do we want to spend to tear it down? If we tear it
26 down, or go after that property, it may become property that the Village is going to have to pay
27 to maintain. The fence is like a buffer for a developer's piece of property that they are not taking
28 care of. How much money do we want to put into it? How much does it cost for each section,
29 John, have we been paying?
30

31 Mr. McDonnell stated the recent quote that we just received is under \$5,000.00 to take care of
32 the broken sections that are down. Village President Burke inquired one section? Mr. McDonnell
33 stated no, it's several sections. It contains, I believe, 10 to 12-sections. They are just providing
34 labor to take it down. They are not putting anything up. They are going to repair some of the
35 viable sections that are behind the landscaped entranceways, just so that those landscaped
36 entranceways continue to look nice.
37

38 Village President Burke stated I am just making you aware of this that somewhere down the
39 road, how much do we want to bite off on this? Trustee Oliver stated I am looking forward to
40 that conversation. How do you put a price on something that is like a gateway into the Village
41 that looks so blighted? It's a buck tooth looking kind of a fence. I don't know how many people
42 go past there on a regular basis. I go there every day. Mr. King stated and you compare it to the
43 other side. Trustee Oliver stated the other side is all nice and pretty. Village President Burke
44 stated there are fences for people's backyards all the way from the train tracks all the way down
45 to Wal-Mart. They're all in different stages of disrepair. We can go after the houses with the
46 wooden pieces falling off, and say, "You need to do something about your fence." Here is a
47 property that is like a ghost. You can't go grab them. Every time we try to go grab them; we just

1 get air. We are spending money. You have houses on two sides. Think of a full street that is
2 nothing but open lot that somebody owns. There is going to be weeds and things growing up.
3 There are power boxes, electrical systems, cable stuff sticking up, and is that an eyesore? Or do
4 we go and say, "We have to go and build a fence on somebody else's property?" And then the
5 rest of the fence further down in other neighborhoods are all in disrepair. We're not doing
6 anything right now. John is just giving everybody an update. That is one on the horizon that is
7 going to come up.

8

9 Trustee Blackwell stated if this owner who is obviously a ghost, or a previous developer who has
10 left this whole thing, because once they do what they do, and they get their money, they have a
11 habit of disappearing. This has happened in many, many developments. So, now nobody is
12 claiming ownership of it, but yet it abuts various properties where there is a Homeowners
13 Association there.

14

15 Village President Burke stated this has nothing to do with Maynegaite. This is a totally different
16 subdivision. Somebody in Maynegaite complained about it. They were saying it was bringing
17 down their property values. Property values have gone up 24%. It's not affecting property values
18 over there. This is a vacant lot. Trustee Finley stated it is a vacant lot with a raggedy fence on it.
19 Village President Burke stated yes. They keep switching up who actually owns it.

20

21 Trustee Blackwell stated once we start doing anything on it, are we taking some sort of
22 responsibility? Village President Burke stated and whether or not it is legal for us to even do that
23 on their property. Trustee Blackwell stated the other people who are in disrepair down the street
24 with the wooden fences, wouldn't they make a claim and say, "Hey, you're fixing that, why
25 don't you fix ours?" Village President Burke stated now, you are getting the point. Trustee
26 Blackwell inquired how far are we digging down on this? It does look bad. It is an eyesore for
27 those of Olympia Fields, because it's part of a front to really corner off our property. It's like,
28 "Welcome to Olympia Fields," Ugh! And how many people ride down Lincoln Highway? He
29 stated 100,000 a week, John. You ran the numbers. That was pre-Covid. It might be more than
30 that. It is an eyesore. We have to come up with some sort of plan about what are we going to do?
31 How deep are we going to drill down? Can we get any of the residents to pay for this? Where is
32 the money coming from? How much maintenance is this going to be in the future? If we touch it,
33 are we responsible for it forever more? Those are questions that need to be dealt with before we
34 start tinkering around with it. I don't see a clear plan. I don't see an end game. I don't see an out
35 on this. I see in forever and a day. I'm not comfortable with fixing anything until we get a
36 full-fledged plan.

37

38 Trustee Finley inquired does the private property go all the way to the curb? Mr. McDonnell
39 stated it goes all the way to the public sidewalk. There is a public sidewalk that is along that
40 fence. Their yards go all the way to the back of that sidewalk. The fence is on the private land.
41 What I am able to do as the Building Commissioner by law, I have the ability to deem sections of
42 that fence dangerous and hazardous to the health, safety, and welfare of this community. That is
43 how I can, without a warrant, go on that private land and take down those damaged sections. I
44 am limited. I cannot say that the entire fence is a danger to the community. That is why, slowly
45 but surely, we take down badly damaged sections that are spilling over onto the public way that
46 we can go in there and clear those out. The owners at that time, did try to have the court give us a
47 stay to stop any action on the property. That Judge threw it out. Told them that if they didn't

1 want the Village to be on their property, that they better take care of it. That was thrown out in
2 the court.

3
4 Trustee Blackwell stated so some of the residents filed an injunction to prevent us from going in
5 to do anything? Mr. McDonnell stated the owner of that property at that time did. There's a very
6 slick attorney involved in this property. They keep coming up with LLCs. They keep changing
7 them. They keep getting a bank to give them money for the property, and then they don't pay the
8 money back. Then it goes into foreclosure again. Somebody purchases it on a tax sale and they
9 buy it again with another dummy corporation. It's been a juggling act for us. Trustee Blackwell
10 stated, and we have to penetrate the corporate veil which requires a lot of legal, accounting types
11 of things. That could cost more than fixing the fence.

12
13 Mr. McDonnell stated there is prospect. There is new construction being developed in the
14 Village of Olympia Fields. I've already had two of those contractors that are building homes
15 here, they've already asked about that property. Where it's at. Who owns it? How is the Village
16 involved in it? You never know, it might be a positive thing for the Village. In the meantime, I
17 can deem sections of that fence dangerous, and we can take that down because they are
18 dangerous.

19
20 Trustee Blackwell inquired can we file a lien? Mr. McDonnell stated we have filed many liens
21 on that property. Unfortunately, once they file bankruptcy on the property, it wipes out the liens.

22
23 Trustee Oliver stated what's most important, I think, is that we have now gone on public record
24 that the Village is aware of it. We're trying to do something about it. We're on top of it. Mr.
25 McDonnell stated yes.

26
27 **Jim Landini – Director of Public Works –**

28
29 **Upcoming Winter Storm** - Mr. Landini stated I don't have any Public Works updates, except
30 for more of a heads up to everybody here. I think you've all heard a winter storm is coming. The
31 latest update I have is it is supposed to turnover to ice around 5:00 A.M. tomorrow morning. And
32 then we are going to have about a three-to-four-hour lull in weather, and then blizzard conditions
33 starting tomorrow late morning, early afternoon. Three to eight inches, 50 mile an hour wind.
34 The storm is supposed to go until about 9 o'clock. Public Works has our salt trucks ready. We
35 will be out on the road at 4:30 A.M. in the morning to beat the morning rush hour. If there is any
36 ice accumulation, I will have all of that taken care of. And then we will be working through the
37 duration of the storm. My recommendation to anybody that doesn't have to travel in the
38 afternoon, I recommend not to. That wind is going to make travel very difficult during the storm.

39
40 **Status of the Water Meters** – Village President Burke inquired of Mr. Landini the status of the
41 water meters. Where are we in terms of the water meters? As the Board knows at the last
42 meeting we voted in and agreed to put the tower up. In order to make this tower work, we have
43 to have transmitters on all the water meters. I told Jim, do not move forward with the tower until
44 we get these transmitters for the water meters. The people that are going to do the work on the
45 tower, are the ones that can provide the transmitters for all the other boxes. He asked Mr. Landini
46 to let the Board know where we are. It has come up. Trustee Oliver has asked him a number of
47 times what is going on with these meters.

1 We've had the virus. We've had all kinds of reasons why this hasn't moved forward. What is the
2 current status on new meters going in, and then how many more meters do we have to put
3 transmitters on in order for us to move forward with the tower?
4

5 Mr. Landini stated while Village Hall was closed for the month of January we stopped going into
6 homes. We just started again last week. We have scheduled meters. We have another 40
7 scheduled right now. We have a total of just under 100 left to put in the homes. These were the
8 people that we reached out to several times. We have their attention now by the letter that we had
9 sent to their homes. They are calling rather quickly. Those are all getting scheduled. I had a
10 conversation with Sensus and Core & Main about the transponders that were about a nine-month
11 delay. They just happened to find 250 of them that we can get now. Those should be coming in,
12 in about a week and a half. We can put 60 a day on. Those will be on to cover everything within
13 probably two to three weeks. All those transponders will be in before the tower will actually go
14 up. We should have everything in place by the time the tower goes up. From the previous Board
15 Meeting, we were looking at a 16-to-18-week lag time from when the approval was at the Board
16 Meeting. We'll have everything in place ready to go. The tower will go up. We'll be near 100
17 percent. There may be a couple vacant homes that we cannot get into until there is occupancy in
18 there. But those will come up and be obvious once the system is up and running. We will be able
19 to tell.
20

21 Village President Burke stated I am glad to hear that they found the transponders. They are not
22 going to start building that tower, no one is going to do any tower work until all those
23 transponders get up. Mr. Landini stated yes. That's what I discussed with them. Supposedly,
24 some other town over ordered and these are leftovers is what I was told. Regardless, we're
25 getting them. Village President Burke stated but if the transmitters are on the meters before the
26 tower goes up, our guys can drive past the meter and pick up the signal, right? Mr. Landini stated
27 that is correct, yes. Village President Burke stated we don't have to wait 15-months to be able to
28 benefit from this. It's just that going to the tower ultimately will give us the ability to do it any
29 time of day, whereas, between now and when they go to do that, we'll have enough transponders
30 so that our guys won't have to get out of the car and do it manually.
31

32 Mr. Landini stated correct. It is drastically going to cutdown the time for us reading it until the
33 tower goes up. No manual entry. No cause for confusion. It's just straight reads from the meters
34 to the radio devices. We pick them up. He stated what normally takes us four days, will take us
35 one day. And when the tower goes up, it's in sync with no manpower.
36

37 Village President Burke stated I am holding the tower hostage right now. Is it safe to assume that
38 within the next 30 to 45-days we can get those 200 transponders installed? Mr. Landini stated
39 yes. Village President Burke stated and then we can do it with people driving down the street.
40 Mr. Landini stated yes. Village President Burke stated Milton, at the April meeting, we should
41 have a report that we got these transponders working. The reason it is important, we are getting
42 ready to go to this ERP change and we are going to update the system. We would like to start
43 getting data off of the new meters we are putting in, and we have to have the transponders on in
44 order to do that. If we are ever going to get to this billing on a monthly basis, which will help
45 reduce people from getting large water bills because if we can get the data on a monthly basis or
46 a daily basis, then we can identify leaks a lot sooner than waiting two months.
47

1 Village Administrator Payton inquired how long is it going to take to install the tower? Village
2 President Burke stated we have been trying to get these meters done for two years. And we have
3 to get it done. Everybody keeps asking about it. The meters that we're trying to put in, there's
4 always a reason why we can't. Some people didn't want to let you in the house. There was a
5 pandemic. We have gone so far to say, "If you don't let us in here, we are going to cut your
6 water off." Mr. Landini stated that's why we have such a large response right now.
7
8 Village President Burke stated we have to get this done. We do water reads every other month. If
9 somebody has a leak, they don't know they have a leak, and we don't know they have a leak, and
10 then it takes three months to catch up. It's imperative that we get it done as quickly as possible,
11 and that's getting these transponders. I am glad to hear we are going to get the transponders.
12 They know that we passed this and said that we are going to put this tower up. If we hadn't of
13 put any pressure on them, they were telling us near a year to get the transponders. Now, we know
14 that we are going to get them in the next two weeks. Mr. Landini stated two weeks tops.
15
16 Village Administrator Payton stated and we only have a little over 100 to install? Mr. Landini
17 stated we have 100 meters and about 225 transponders to put on the homes. We can knock out 60
18 in a day. It takes five minutes per house to do that. Once we have them, those move quick.
19
20 Trustee Oliver stated it sounds like before we have our next Village Board meeting it will be
21 completed. Mr. Landini stated the transponders should be by the next Board Meeting, yes. The
22 meters, we are dependent on people allowing us to come in the homes. It's going to be a small
23 amount. We have 1800 installed in the Village. We're waiting on these last 100, basically. We
24 have 40 scheduled now.
25
26 Village Administrator Payton inquired how long does it take to install the tower? Mr. Landini
27 stated the tower, like I said from the last Board Meeting, is about 18-weeks out. That's just for
28 the component which has a semi-conductor chip in it. Once they have that in stock, it is one day
29 of install upon our water tower behind St. James Hospital.
30
31 Village President Burke stated they have time to get the parts. Village Administrator Payton
32 stated it has to get scheduled and get it installed. Village President Burke stated they know we
33 are going to do it. They will step up delivering the transponders to transmit. If we hadn't put a
34 freeze to what was going on, that was a big project for them, we would not have gotten these
35 things. We can put the transponders on some of the old meters. Mr. Landini stated correct.
36 Village President Burke stated what the objective is here, is to get to the point where we can
37 drive by a street to the whole Village and read these meters.
38
39 Mr. King stated I have to say, the hairs on the back of my head stand up when I hear that the
40 folks that are doing the tower portion are dependent on now, us getting all those transponders on
41 which they couldn't find or didn't have. And all of a sudden, they find them. So, when those
42 kinds of things happen to me, and I'm looking at the situation, I want to know this: I want to
43 know who, what person is going to be responsible to attest to the specifications of these newly
44 found transponders? Do they comply with what we've already got and what we expected to buy?
45 Mr. Landini stated yes. They are the exact same. There is only one type. Mr. King inquired who
46 is going to signoff when they get here, that this is what we should get, and it is correct? Mr.
47 Landini stated that would be me. Mr. King stated so you will sign receipt of? Mr. Landini stated

1 yes. Mr. King stated that's important to me. Mr. Landini stated yes, 100 percent. The way that it
2 works, if we didn't have these radios and we waited the nine months, the tower still works, but
3 what we wanted to eliminate is any manual entry. We wanted the whole system to go day one.
4 Mr. King stated I understand all of that. I just want to know that when we find all these
5 transmitters, and after all this time, that they know they can't get that tower going, so they hit us
6 where some serious money is, I just get a little leery. I just want to know that now what is
7 coming in, is exactly. This happens in IT. You buy a box with a processor, and you may have
8 junk inside, but nobody ever goes in there to check. You got a processor that should be this
9 when, in fact, it's that. When we have stuff like this, I just want somebody to be held accountable
10 for what we actually get.

11
12 Mr. Landini stated each one of the transponders has a 20-year warranty on it. If, for some odd
13 reason something was defective, or its junk, we won't know just by looking at it. The second we
14 put it on and go to program it, we will know exactly what it is. All that data comes up. If that
15 doesn't comply with what we have, there is a 20-year warranty, and they are about to replace
16 them. Mr. King stated it's all on you, so that's good. We've got somebody responsible. Mr.
17 Landini stated yeah, come after me.

18
19 Village President Burke stated this has been going on for a year. Kelvin asked about this over,
20 and over, and over again. If you are telling us that within the next 60-days we can get to a point
21 where at minimum, we are able to drive down the street and read the meters from the car. Mr.
22 Landini stated we'll have the radios.

23
24 Village Administrator Payton stated we will put together a plan with milestones, including
25 additional letters that need to go out to encourage folks to make sure once we have them that we
26 can get in there. We'll put that together.

27
28 Village President Burke stated I wasn't trying to embarrass him or put anybody on the spot. It's
29 just that we're embarking on some very detailed technical stuff. We want to make sure that it's
30 done at an appropriate time. You guys weren't here when I talked about these. In our Staff
31 Meeting we are going to talk about these 10 principles for success. Number 2 is: "Fast is as slow
32 as we want to go." Number 4 is: "Your comfort zone is your own worst enemy." People are
33 comfortable just to start letting things go along. We can't do that. We have to be Johnny on the
34 spot on this stuff.

35
36 **TRUSTEE LIAISON REPORTS:**

37
38 **Planning & Zoning Commission/Human Resources – Trustee Blackwell**

39
40 **Planning & Zoning Commission** – Trustee Blackwell stated Planning & Zoning, it's already
41 pretty much been wrapped up through Mr. Murphey's information that he provided to the Board
42 today. We haven't had anything new there.

43
44 **Human Resources** – Trustee Blackwell stated I am pleased to report that we had our first HR
45 meeting on January 26th. Monica Chambers our new Chair, has done an excellent job of bringing
46 things together. Our meeting started, and the President gave an opening speech about what we
47 are looking to do. We've got a lot of work to do because this committee has not met in God

1 knows how long. Chairman Chambers has done a lot of homework. She has gone through the
2 Employee Handbook which is posted on our website. She has found different errors and mistakes
3 on different things that need to be either updated or clarified. We are working on that. We have
4 our members all active doing things. All of our members came online except for a couple of
5 them. One of them indicated that he would definitely be at our next meeting, which is February
6 24th. It was very disheartening to me to see initially, prior to Chairman Chambers coming
7 onboard, that we had no scheduled meetings. When you looked online it said, “HR Committee to
8 meet as needed.” He stated Beautification and everybody else was meeting. She jumped right on
9 top of that. She and I have had conversations about the necessity to meet on a regular basis. We
10 scheduled four or six basic meetings. Now, we are looking to meet every month until we can get
11 things wrapped up and brought up to speed. I think things will go well.

12
13 One of the things we are looking to do is go in the Handbook and make amendments to deal with
14 employee obligations and management obligations under Covid. That obviously was not done
15 because Covid was not out when this Handbook was finally completed. I’d really like to reset it
16 in PDF. I hate to go online and look at something that is slanted. That’s what you see when you
17 look at our Handbook now. Things are going well with that. I’ll keep you posted with new
18 developments.

19
20 Village President Burke stated you guys have not had a chance to look at it. Victor, do you think
21 it is worthwhile for the Board to take a look at it beforehand and see if they see anything?
22 Trustee Blackwell stated absolutely. Village President Burke stated take a peek at it and see if
23 you see anything that jumps off the page. This thing got passed about two, two and a half, three
24 years ago. It was actually written probably five years ago. Trustee Pennington stated longer than
25 that. Village President Burke stated nobody ever did anything with it. We got it done. It got
26 passed by the Board at that time, three years ago. A lot of things have happened since then.

27
28 Trustee Blackwell stated Chairman Chambers found about 18 various mistakes, typos, issues,
29 and various things of that nature that she is already looking to correct. She has assigned the
30 corrections to various members of the committee. She scrutinized it quite thoroughly. I would
31 appreciate it if the Board Members would take a look at it as well, and give us feedback through
32 email, because more eyes are better. There is work to be done. That’s an important document. It
33 actually is, in fact, a legal document, believe it or not, because if any issues are to occur between
34 employees and management, then that Handbook can be brought in as evidence to support what
35 an employee believes they were responsible to do or not responsible to do. It’s more than just a
36 Handbook to read for new employees to say, “Oh, this is how many days I get off” and so forth.
37 It is in essence a legal document in the end, and has been brought in as Exhibit A, or Exhibit B
38 for evidentiary matters in court decisions dealing with labor law claims.

39
40 Village Administrator Payton stated can you make sure I get a copy, because I’ve worked on
41 those before? Trustee Blackwell stated okay. I appreciate that. Thanks.

42
43 **Public Works/Beautification – Trustee Finley**

44
45 **Beautification Committee** – Trustee Finley stated that Beautification is pursuing its work for
46 the year. At the same time, you should get ready for some expansion of Beautification’s scope
47 after we go through the Capital Projects planning. We have higher expectations of what we want

1 the Village to look like. In order to do that, we are going to ask Public Works to expand its
2 normal reach of concern and care. We have to get through that process. Beautification is
3 growing.

4

5 **Public Works** – Trustee Finley stated with regard to Public Works, you heard Jim’s report. In
6 my experience in working with Public Works, it’s a department that embraces and enjoys interest
7 in what it’s doing. This particular group here is rich with expertise, academic, engineering, and
8 finance. People who understand and are interested. What you bring to the discussion is going to
9 help the decision making that has to happen at the leadership of that Administrative Chair.

10

11 I also wanted to let you know a couple of things. There was a watermain break recently in
12 Graymoor. I went to take a look at it to see how it all goes. After the Public Works team tried to
13 keep me from falling in the hole, I told them I have to see it and understand how they were going
14 about it. The things that were on my mind happen to do with plumbing. It had to do with the
15 impact on people. I did ask the question, “What do you do besides fill this hole and fix this leak
16 to help people manage to get through it?” One of the things that they do is they walk a letter, and
17 knock on the door and engage someone with a letter from Public Works that explains that there
18 has been a leak. This is a water shutoff notice. And these are the things that you need to do while
19 this temporary leak is being repaired. They actually knock on your door and give it to you, and
20 make sure that you know that’s what’s going on. There is notice and connection with residents
21 about that.

22

23 I also suggested to Jim, that we figure out what we are going to do maybe marketing wise, to
24 make sure the people feel comfortable that they know exactly what the procedure is to let Public
25 Works know that there is a watermain break. They are not confused about what do I do about it if
26 I see it? Right now, what we’re suppose to do is call the Public Works Office if this happens
27 during the weekday, and let them know what you know about water being where it shouldn’t be.
28 If it occurs after hours or on the weekend, they are supposed to call the police department. The
29 police department will then call Jim Landini at home or wherever he is and tell him to come and
30 fix our water. That is the process. What I’ve asked them to do is check with the Police
31 Department making sure that the referral number, prompt 2, actually goes to where it is suppose
32 to go. He is going to test it and I am sure the Chief will help him with that. That’s important
33 there too.

34

35 Village President Burke stated well, you know who they are going to call, me. I got a 7 o’clock
36 call with the last watermain break. In this case, Bill lives there. Sandra is the chief bottle washer
37 with the Public Works Department. Trustee Blackwell stated now you can give them Milton’s
38 number. Village President Burke stated I am glad to hear that you tried to put some processes in
39 place on this. I think there is one other process. I did some thinking about this. There have been
40 four of them over in your neighborhood. Trustee Pennington stated I got calls on all four of
41 them. Village President Burke stated Jim, I would like for you to put up a big map like this and
42 show where all these watermain breaks are. I have a sneaking suspicion that some of these
43 watermain breaks over there in Graymoor, may be results of that work that was done by
44 Robinson Engineering where they put in that new sewer system. They don’t look like they are
45 always in the street. They’re down the side. Is there any possibility these watermain breaks are
46 occurring where people have been digging up the dirt? Just plot it on a big board and see what it
47 looks like. Predictive maintenance, I think, is important. Anything that we can do to be

1 predictive about this would help, instead of us getting called at 4 o'clock in the morning or the
2 middle of the night that a watermain is busted. Mr. Landini stated it's not fun. Is it? Village
3 President Burke stated no, it's not fun.

4
5 Mr. Landini stated to that point, I don't see a correlation with that. Part of what happens in
6 Graymoor that's a bit unique to the rest of the town, one thing is the age of the main is from
7 1958. Also, Graymoor is our lowest point in town and it has the highest pressure in the town.
8 When you have the factor of the age of the main with the highest pressure, there is a bit of a
9 higher propensity for those mains to break. Any digging that goes on underground, unless there's
10 an actual contact with the main on that digging it really, for the most, is unaffected. We have
11 digging and development all over town for various things. ComEd is doing work. Nicor is doing
12 work. We're doing work. It doesn't cause watermain breaks. It's more the age and pressure of
13 the main in Graymoor. It has really been the past year or so kind of higher. Last year and two
14 years ago we had more breaks in Olympia Fields East than we did in Graymoor. My first year
15 here, Arcadia had more breaks than any other subdivision. But they are all relatively the same
16 age for the main.

17
18 Village President Burke stated we are getting ready to have this Capital Projects discussion. I
19 think we need to think about somehow trying to do some predictive analysis, or at least put some
20 money in a bucket someplace that says we are going to have somebody do some engineering
21 work to kind of help us. We respond to them in a pretty good fashion. We got this big map. And
22 we have the ages on the various watermains wherever they are. Here is how many of them
23 occurred. That may be something that Baxter & Woodman or somebody could help us try to
24 figure that out. Some money to maybe be set aside to do some of that work.

25
26 Trustee Finley stated doing what we can to invest in the kind of performance that we are looking
27 for going forward. We did have a little bit of that conversation in the team meeting that we had
28 as prep for the Capital Projects. It won't be a little bit of money. It will be a whole heck of a lot
29 of money when the Village determines this is what we want to do about that. We understand that
30 given what the residents are expecting in the way of reliability, and performance investment is
31 what we are going to be looking at. Some other Villages and Cities have not, and you've seen
32 what they're dealing with.

33
34 I just want to give you a couple of figures to let you get a sense of the weight of the effort that it
35 takes in order to move snow. Where we are right now, the last blizzard that we counted, we laid
36 160 tons of salt along our Village streets. We moved 17 million tons of snow. Just to give you
37 the sense of the weight of what it takes in order for people to continue to move. True, not
38 everybody is clear on what's ours to move and what belongs to other governing bodies. It's a
39 herculean job to do it. This team gets it done. The biggest complaints we get is after they move
40 the snow, they may put it somewhere somebody don't want it to be. You got to park it
41 somewhere. They do what they can to remedy those concerns when they hear them. It's a
42 massive job, and they do it. They are continuing to do it just that way. When we can have
43 efficiencies in other parts of the work of Public Works, we are the better off for it.

44
45 Village Administrator Payton stated one of the things we may want to look at, I know you are
46 kind of opposed to this kind of thing, but we need to look at it. He stated with the infrastructure
47 money that is coming out now, look at the possibility of getting some of that money for the long-

1 term, Preventative Maintenance Program for the Village. I think it was University Park, Aqwell
2 lined some of the pipes before they broke. They had a program every year to put plastic liners in
3 the pipes before they rusted through and sprung a leak,
4

5 Trustee Finley stated you are talking about the “Build Back Better” money. Village
6 Administrator Payton stated yes. Trustee Finley stated a section of it is focused on infrastructure,
7 and the Village is getting some of it. We want more of it, but we are getting some of it.
8

9 Mr. Landini stated I think we’ve already received some. Betty has all the numbers on that stuff.
10 There is another installment coming to the Village.
11

12 Trustee Finley stated but you’re thinking along the lines of where we are going to have to
13 embrace. This is our circulatory system here. Without it, nothing else is possible. I don’t know
14 that you can have limits on what we have to do in order to make sure that it works. We do have
15 something to say about the pace of the investment and what the performance outcomes need to
16 be. What is more urgent, and what can wait, and those kinds of things. Those are some of the
17 discussions that are going on in Public Works, and when we have forums like this, I invite you to
18 come and give your thoughts.
19

20 **Kudos to Public Works** - Trustee Oliver stated I applaud Public Works and the work that you
21 have done in this last snowfall. Two points I would make about that. I think most people have
22 just come to take for granted how clean the streets become after your guys get out there early in
23 the morning, and stay late at night to get it all done. Sometimes they have to come back to do a
24 lot of the work. And as Trustee Finley mentioned where there are cul-de-sacs where they have to
25 shovel the snow in one big hill, they’ll come back and level it off a little bit so that people can
26 see out their front windows or whatever. Your guys, because I was out there on a couple of
27 occasions, had even cleared the driveways. The biggest annual criticism that you guys receive is
28 shoveling the snow and you bury people who have just cleaned their driveway. You just put all
29 of that snow in the front, so now they have to get there manually. But your guys, on a couple of
30 occasions, move some of that snow out. We’ve got a couple of people in my neighborhood who
31 have some serious health issues, or the husband may be in the hospital and you cleaned it off
32 when they were identified. They don’t make this a routine thing. I just happened to be standing
33 out there. But to their credit, they are willing to do it. And they never said anything about it.
34 They keep it moving. I applaud Public Works for what they’ve done to maintain the Village
35 during the snowfall, and you’ve done a great job. Mr. Landini stated thank you.
36

37 **Kudos to Public Works and Terence Aquah** - Trustee Pennington stated I don’t think that’s
38 true, because I always have to clean my apron constantly. But be that as it may, I just want to get
39 that on the record. He stated to your point about notice, and more specifically with the watermain
40 breaks in Graymoor, I want to commend not only the Public Works Department, but your
41 Assistant Terence. He will come out and knock on every door in the affected area of the
42 watermain break. The last break was 74 Graymoor, which is right around the corner from me. He
43 called me first to let me know that there was a watermain break. I had already known that
44 because I saw it. But more importantly, he went to every house in that affected area from 74
45 Graymoor to 100 Graymoor to let the folks know that there was a break. It’s going to take x
46 amount of hours to make the fix, and he’ll let them know when it is done. He called me and said,
47 “Trustee Pennington, it’s done. Can you call the people?” I said, “Yeah, I’ll call them.” I called

1 the folks in my area, from 93 Graymoor to the 100 Graymoor area. He is to be commended. Mr.
2 Landini stated absolutely. Trustee Pennington stated he is to be commended because he will do
3 that.

4
5 Trustee Finley stated this is the good news. Just so you know, that one of the guys pushing the
6 snow is Roxanne. It's quite an evolving, and transformative and modern forward-looking effort
7 of a team. That personal touch that Bill just talked about, is because we are connected to not only
8 the function of the work, but what's the impact on the residents. If it doesn't work for the
9 residents, we have to work it another way.

10
11 **Public Safety/Police Pension – Trustee Oliver**

12
13 **Public Safety** – Trustee Oliver stated much of what I would have reported had to do with what
14 the Board has done earlier this evening. I don't want to lose sight of the fact that here, in the
15 month of February, Black History Month, we approved the nomination and approval of the first
16 Black Chief of Police in the Village of Olympia Fields. I just don't want to lose sight of that. We
17 may not have paid attention to that. I just want to say, "Here, Here," because we did that.

18
19 As far as the Public Safety Committee, we did meet on February 2nd. It was a very, very brief
20 meeting. We didn't have much to report, other than to provide the finishing touches on our
21 workshop that will take place on Sunday, March 6th, from 2:00 to 4:00 P.M. We're working on
22 finalizing the advertisement so we can get it out in the mail as quickly as possible. Part of the
23 workshop is almost like a coming out party for the new Chief. The Village gets a chance to not
24 only meet the new Chief, but some of the new officers that have been hired within the last two
25 months. This is an opportune time for the Village to know who these folks are. Our intent is to
26 bring the Village closer, not only to understand what the Chief is trying to do, which is
27 community policing. If we are reaching out to the police as far as this community policing, I
28 don't want there to be some scare when some police car in the springtime slows down and you
29 are out there in the yard and you are wondering what did I do. They are going to be trying to
30 reach out to me, to know me. I've heard the Chief mention to other officers, "Have you met
31 anyone this week?" We're trying to make sure that we are one accord.

32
33 This Public Safety Workshop is going to not only present those kinds of strategies of what we're
34 trying to do, the Halo Program, et cetera, et cetera. We are going to have the Fire Chief of the
35 Chicago Heights Fire Department there to also give us some sort of a sense of what is going on.
36 What are the trends? What are they noticing about safety issues here in Olympia Fields? The
37 Better Business Bureau is going to be here. I'm sure you have heard of so many scams. You
38 might have been victims of it yourself. We are going to be raising these kinds of issues at this
39 workshop. It's going to be important that it gets out to as many people as possible. Although we
40 intend to have in-person discussion, it will be streamed. Those who feel more comfortable being
41 home can watch it live, but at the same time you'll be able to see it on YouTube if you are not
42 available on March 6th you can watch it at your leisure some other time. It is a wonderful
43 opportunity for the Village to get a sense of who our police are, what we're trying to do. Let's
44 work together, et cetera, et cetera.

45
46 Trustee Oliver stated something that I feel very strongly about, the new Village Administrator is
47 going to have to follow-up. Some time ago, the Village had reviewed and developed an

1 Emergency Operations Plan. The Public Safety Committee has reviewed it in its entirety and has
2 advanced it to the Board. Some months ago, there was an attempt to have the Department Heads
3 review it so that the Chicago Heights Fire Department can get a copy of it. They don't have a
4 copy of it. It must be clear, that this is something that had been somewhat of a political issue
5 years ago. We're very, very close on putting this to bed. We have to do that now. I am letting
6 you know that the EOP is ready for signature so that we can move it along to the Fire Chief of
7 Chicago Heights who will also have to signoff on it. He stated from time to time it will need to
8 be updated, revised, and then again signed off on. I just want to put that on the radar that we need
9 to take a look at that as quickly as possible. He stated to Trustee Blackwell's point, this is a
10 living, breathing legal document. It spells into great specificity what's suppose to take place in
11 certain emergencies. It's out there. We just now have to get the signatures on it.

12
13 Village Administrator Payton stated as part of my history, I was awarded two Care Awards. Care
14 Level I and Care Level II for the Chemical Manufacturers Association when I was the Manager
15 of Operations out at Hillside, Illinois. I conducted a simulated drill with four fire departments
16 and five paramedic units. They used my plant where the disaster happened. We had the
17 employees bandaged and simulated the blood, the whole nine-yards, to see how things would
18 work. One of the main things we found out from the drill was there was a problem with
19 communicating between the departments. It's one thing to have something on paper what you
20 think is right. It's another thing to have something that is going to work properly when the
21 situation occurs, whether it is a shooter or whatever. I'll be happy to get together with you and
22 your committee to go through the whole process of what's the best approach to take to get it
23 done. We'll get it done.

24
25 Trustee Oliver stated I am very pleased to hear you say that. We were going to take a very
26 elementary route of just having some tabletop exercises. He stated from your experience, we can
27 do a little bit more than that. I look forward to having these discussions with you.

28
29 Village President Burke inquired of Trustee Oliver whether or not he got the Lights contract in to
30 get paid? Trustee Oliver stated the question being posed is, the vendor, Eric Lites, is going to be
31 doing the streaming. He submitted his invoice. As a prerequisite for the invoice, there was a W-9
32 that was required of the vendor. He has submitted that to, I think it was Cynthia. We're on
33 schedule for him to receive that check on March 6th. Village President Burke stated this is going
34 to be at the Park District, right?

35
36 Trustee Oliver stated that one of our co-sponsors is the Olympia Fields Park District. They are
37 providing The Barn to host this venue, free of charge, from 2:00 to 4:00 P.M.

38
39 Village President Burke stated the reason I bring that up, Trustee Watkins has the Park District
40 and the Library. I need you to make sure you work with Trustee White, and Trustee Oliver, and
41 Trinette. He stated Jim Garrett is the guy that moved into the Village. He runs the Convention
42 Bureau. He came in and gave a presentation. He sent Village President Burke a letter the other
43 day wanting to know about events and things that we want to put on in the Village of Olympia
44 Fields. He wants to make sure it gets into the Convention Bureau book that they pass out to
45 people. We seem to be doing a lot of stuff with the Park District. They have the venue that we
46 can use. Instead of them asking us to give them a check all the time, they're asking that we work
47 with them on projects. Trustee White talked about having something this summer. The three of

1 you and Trinette, Trinette is calling me and sending me texts, “Stoney, what can we do working
2 together?” So, between Jim Garrett asking about this, and you doing some stuff independently,
3 and you’re doing some stuff, you’re reporting on things, you all need to have a committee
4 amongst yourselves. Beat that horse to death and do anything and everything we can to run it
5 through them. They have staff over there and they have a building. He stated from a budgetary
6 standpoint, Bill, when we work on the Budget, we probably need to put aside a block of money
7 for some of these events that we collectively are doing. They are one-half of our taxes. On the
8 other hand, if we are putting on projects, we should take some of our money to help work on
9 those projects that benefit the people of the Village of Olympia Fields. And we are doing it
10 collectively.

11
12 Mr. King stated I always felt that the Park District needs to be voted into the duplication of the
13 administrative expenses and what not. That’s not the point. The point being, they should have
14 programs they run to benefit the Village. If some of those programs happen to be initiated by the
15 Trustees here, they should be voted in and funded by them out of that Budget that they have.
16 This is a thought.

17
18 Village President Burke stated our guys have Budgets to do things. Mr. King stated I understand.
19 Village President Burke stated if our guys have Budgets to do things, I don’t want this to get to
20 the point that we’re funding all of their projects. I just want to do those things that are the things
21 that we’ve asked our people to do. Instead of renting a place someplace else, this is something
22 we are already paying for, but at the same time, some of the things that we’re doing, Trustee
23 White had people from the Park District helping him put that together. He had a Budget. But
24 they provided a lot of the logistics. Trustee Pennington stated in-kind services.

25
26 Trustee Watkins stated to add to that, when I met with Jesus when I was appointed to the Park
27 District, that was his main thing. He was really excited about the collaboration between the
28 Village and the Park District. Our communication has always been from day one, how are we
29 going to work together? What can we do more of? I think, over the last couple of months, we are
30 on the right track to doing it.

31
32 Village President Burke stated I understand where you are coming from, Stan. I know you are
33 tight. I want you to be tight. We want to be prudent about this. But at the same time, we got some
34 examples here of three projects that they have been very helpful with providing space to do stuff
35 with. He stated from a cooperation standpoint, you guys need to work together.

36
37 Village Administrator Payton stated I’ve already put in my calendar all of the Committee and
38 Commission meeting dates for the year that were publicized. It’s my intention to participate in
39 those as well. Again, because of some things that I’ve done, that I can help individual
40 Committees. There are some things where Committees need to be pulled together and I should be
41 the focal point for that. I don’t have the Library Board dates. I have the Park District because
42 they’re on the same date as another Committee, but they’re staggered so it’s not so bad.

43
44 Trustee Blackwell stated and at least introduce yourself. They’ll know who you are. You can tell
45 them what you can do. I think that’s a great idea, Milton, that you are taking the lead on that.

46

1 Village President Burke stated Trinette is us. She's the President over there. She's willing to do
2 anything and everything to work with us because she lives here. She is already preconditioned to
3 do things that we want. You won't get any pushback.

4
5 Trustee Blackwell stated this is a good connection. I think this is the best relationship that we've
6 ever had with the Park District to come and corroborate like Trustee Watkins was saying, and to
7 get some things done. It's beneficial for everybody, for both sides, and in particular for the
8 residents. We can use that facility, or we can throw in a little bit of money now and then just to
9 keep it on the up and up. We've got great potential to do stuff even in the summer. If we want to
10 have an outing and have the kids come out with balloons and all this stuff. This is a great
11 opportunity. And you guys now have a lot of work to do.

12
13 **Finance/Building Department – Trustee Pennington**

14
15 **December 2021 Financial Statements** - Trustee Pennington stated tonight, I'll be reporting on
16 the financial results of revenues and expenses for our Village for the eight periods ending
17 December 31st, 2021. Trustee Pennington stated starting with the General Fund, General Fund
18 revenues for this period exceeded Budget projections by \$116,397.00, or 3% favorable to
19 projections. Our budgeted revenue for this period was \$3,970,008.00. The Village realized actual
20 revenues in the General Fund of \$4,086,406.00. Gains in Sales Tax Revenue, Real Estate Taxes,
21 RedFlex Revenue, Wireless Revenue, Utility Tax Revenue, Video Gaming Tax Revenue, and
22 Elevator Fees were the primary contributing factors to this positive position.

23
24 Trustee Pennington stated with respect to our General Fund Expenses, General Fund Expenses
25 were also favorable to Budget projections by \$303,764.00, or 8% favorable to Budget Plan
26 Projections. Projected expenses for this period were \$3,829,476.00, while actual incurred
27 expenses were \$3,525,713.00. When we compare total revenues to total expenses, we have an
28 operating surplus in the amount of \$560,693.00 for this period. The overall impact to the General
29 Fund is a surplus, \$420,161.00.

30
31 Trustee Pennington stated that with respect to the Water Fund, Water Fund revenue was
32 favorable to Budget projections by \$278,422.00, an increase of 15% for this period. Water
33 revenue in the aggregate, operating and non-operating revenue was budgeted at \$1,528,491.00,
34 while actual realized revenue in the aggregate was \$1,806,913.00. Water Fund expenses for this
35 period were unfavorable to Budget projections by \$34,861.00, or 4% under Plan. Budgeted
36 expenses in this fund were \$1,469,716.00. The actual incurred expenses were \$1,504,577.00.
37 However, when we compare total actual revenues to total actual expenses, we have an operating
38 surplus in the amount of \$302,336.00 for the period. The overall impact to the Water Fund
39 Budget is a surplus, \$243,561.00.

40
41 Trustee Pennington stated that with respect to the Sewer Fund, Sewer Fund revenues, operating
42 and non-operating revenues were 10% favorable to Budget Plan by \$115,121.00. Our revenue
43 operating Budget for the period was \$1,069,600.00, while actual realized revenue came in at
44 \$1,184,721.00. Sewer Fund expenses were favorable to Budget Plan by \$137,140.00, or 15% of
45 Plan Projections. He stated that \$1,045,417.00 was budgeted for the period. The Village incurred
46 \$908,277.00 in actual expenses. This resulted in an operating surplus in the Sewer Fund in the

1 amount of \$276,444.00. The overall impact to the Sewer Fund Budget was a surplus,
2 \$252,261.00 for this period.

3
4 Trustee Blackwell inquired of Trustee Pennington what was our net surplus? You indicated in
5 the various seven or eight fields that you talked about except for one, that we had a surplus. Do
6 you have an aggregate amount of the net surplus? Trustee Pennington stated are you talking
7 overall? Trustee Blackwell stated yes. Trustee Pennington I didn't calculate that out.

8
9 Village Administrator Payton stated it would be \$662,000.00 between the two. The Water and
10 the Sewer would be about \$490,000.00 total. Trustee Pennington stated that's right. The
11 \$420,000.00 came as expenses for the corporate fund.

12
13 Trustee Blackwell stated in all the areas that you named, you named a surplus in everyone except
14 for one. You said we lost \$30,000.00. Trustee Pennington stated \$34,000.00. That was in the
15 expenses. Trustee Blackwell stated so if you take all of the net based on the projections, you
16 expected x amount. But you're saying it was favorable as of \$190,000.00, \$500,000.00. So, of all
17 those numbers that it was favorable toward, which means I'm taking it that we came in better
18 than what we projected, particularly with the water, because it looks like people are paying their
19 water bill now all of a sudden. What is the total aggregate? Village Administrator Payton stated
20 it is \$578,000.00 between the water and the sewer actual. This is only eight months.

21
22 Village President Burke stated we finished last year at 87.6% of the fund balance on the General
23 Fund, and in all the other surplus too. We are running at a number higher than what the policy
24 requires us to have. Trustee Pennington stated that's right. Village President Burke stated in the
25 case of the General Fund, it is supposed to be 40%. We are at 87.6%. That's what we had last
26 year. Right now, we are on track to do it again this year. Trustee Blackwell stated so we are
27 almost doubling it. Village President Burke stated no, no. Stan, how much do we have total in
28 the surplus in the bank right now? Trustee Pennington stated \$2.7 million. Mr. King stated
29 overall, there's \$12 million with all funds.

30
31 Trustee Blackwell stated so when you are paying out money against what our average costs, this
32 is based on the month is that right? Trustee Pennington stated yes. Trustee Blackwell stated so
33 what you are paying out per month on the average, calculated throughout the fiscal year against
34 what our revenues are. Mr. King stated we are in flux.

35
36 Village Administrator Payton stated that's fine if for the whole year if everything is a lean year.
37 It's normally not. Don't we normally see when the weather warms up that you have to expend
38 more money because you do more work? Trustee Pennington stated that's true. Trustee
39 Blackwell stated that's why I was saying the average, because it fluctuates. It won't be the same
40 every month.

41
42 Village President Burke stated we have grown it every year for five years. It is 87.6% at the end
43 of the last audit. Right now, we know that unless something unforeseen, it is going to be very
44 difficult for us to come in over Budget. We will be in good shape at the end of the year once
45 again, for this year, which will add to compound on top of what we already have.

46

1 Mr. King stated point of clarification about the fund balance requirement, 40% of our General
2 Fund total spending is the requirement, not the other funds. Trustee Pennington stated you can't
3 mix them. Mr. King stated we have to retain 40% of the General Fund's expenses, which we are
4 well above that.

5
6 Trustee Finley inquired of Trustee Pennington you said that our revenue was higher than
7 forecasted. Did anything happen of note in order to push that number, or to get that result?
8 Trustee Pennington inquired which fund are you talking about? We are talking about three funds
9 here. The Capital Fund, the General Fund, and the Water Fund. Trustee Finley stated the first
10 one. Trustee Pennington stated which is the General Fund. Those revenue line items that I
11 discussed, Sales Tax Revenue, Real Estate Tax Revenue, et cetera, were the contributing factors
12 that increased our revenues over this particular period. Trustee Finley stated those are kind of
13 permanent line items. Trustee Pennington stated you have here, fellow Trustees, your Detail.
14 One can go through the Detail in each one of the Capital Funds, and see clearly where our
15 increases came in at, or our decreases came in at. This is how I am reporting out on the finances
16 and the expenses of this Village.

17
18 Village President Burke stated we did not raise any taxes. Trustee Finley stated I get that. I am
19 just wanting to know; did anything situationally happen that might have affected a positive
20 revenue position? I think somebody said, well maybe they paid their water bills.

21
22 Village Administrator Payton stated the taxes are favorable \$100,000.00 out of the net total
23 revenues of \$116,000.00. That could be more properties coming up now on the tax roll, or
24 because the equalized assessed valuation of things went up. All the value of the homes went up
25 so the taxes could be higher.

26
27 Mr. King stated it's not level. Some months are more. Betty tries to take last years' experience, if
28 6% of the annual money came in in June, then we try to put the budgeted amount 6% in June like
29 that instead of one-twelfth. It doesn't always happen that way, especially with the property tax.
30 We get some prior money that hits us that we didn't expect, now we've got it. There are
31 fluctuations in there.

32
33 Trustee Pennington stated another point, this report here covers the entire eight-month period
34 from April to December. If I took this Detail and just did the month of December, there would be
35 a difference. You would see more often than not in the General Fund; we may have budgeted for
36 a deficit in the General Fund as it relates to revenues. But since we're taking it out over an eight-
37 month period and reporting on the eighth month period, this gives us a more positive and a better
38 position with respect to our finances and expenses for the Village.

39
40 Village Administrator Payton this would maybe include December, which Wal-Mart might have
41 had a good month since it now has been established so you are getting a little bit more tax
42 revenue from that.

43
44 Trustee Blackwell inquired of Trustee Pennington wouldn't that also reflect any costs that we
45 cut? I know there have been some cost cutting measures over the last four or five years trying to
46 reduce some of our expenses. Your expense ratio plays into that as well, right? Trustee
47 Pennington stated yes.

1 Village Administrator Payton stated one of the other things from an expense standpoint is the
2 police have a favorable \$171,000.00. That's because we are down on police. You move to Chief
3 of Police officer now. Trustee Blackwell stated so we're lapsing money back into the Budget.
4 Village Administrator Payton stated the historical action that you budgeted for won't be there.
5 Village President Burke stated there's a lot of stuff that we've been doing to kind of get that
6 under control, paying dividends. Trustee Finley's question was on the revenue side not the
7 expense side. We've been controlling the expenses. Some of the revenues have gone up partly
8 because of Christmas that could have been contributed to us catching up. Property values have
9 gone up. You pay taxes based on property value. We don't always collect 100 percent of what
10 the EAV was. We had to give some money back. Maybe some of the money that we would have
11 been given, had to give back. We didn't have to give it back because the tax people caught up
12 and made these people pay their taxes who were not paying anything. If the houses have gone
13 up, the taxes for the businesses have gone up, because we have businesses in a lot of these empty
14 buildings that did not have anything going on over there. We lost the Dunkin Donuts down the
15 street. We got some more people that are coming in there really quick. So, from an economic
16 development standpoint we've been putting people into places. Those people that are going into
17 those places are generating more revenue than what they normally would. Trustee Blackwell
18 stated it makes a difference.

19

20 Trustee Pennington stated with respect to businesses, new businesses, you will see here in
21 specific detail that business licenses have increased because businesses are coming into the
22 Village. It was a small number and I didn't really include that in my listing of contributing
23 factors. We are in good shape.

24

25 Trustee Finley stated it is exciting and the story behind the numbers is even more compelling. It
26 tells us how we live, and what kinds of things are working for us, decisions people are making. I
27 know for a fact the Village is more energetic about collecting its revenue. I had to pay for my
28 dog tags. Trustee Pennington stated we also have the report of Cash Balances for the end of the
29 period. They remain consistent over what last month, month over month was. There was a slight
30 increase by 3% over our book balances with this concept. We are in good shape.

31

32 Trustee Pennington stated I would like to say to Village Administrator Payton, I look forward to
33 working with you, especially in the areas of finance. On behalf of the Finance Committee, we
34 look forward to working with you. I know Stan is looking forward to working with you again.
35 We are in the process of our budgetary period taking off now. There are some hiccups, and some
36 cancellations, but we are going to get back on track with that. I welcome you aboard, sir. Village
37 Administrator Payton stated I appreciate it.

38

39 Mr. King stated I have a personal relationship over I don't know how many years. I think one of
40 the things that excited me, and I grilled him, even though I know him when we had our
41 conversations about him possibly coming here. The one thing you need to know, the Village he
42 comes from is messed up. It still is. He sat there and fought through all that noise. I would never
43 have. I would have cussed out folks. Actually, I did. They hired me. Milton was so frustrated
44 because that Finance Committee did not have financial statements for two years. They blessed
45 me out when he brought me in. Why do you want me? That ain't the whole story. He new
46 something was wrong. It was wrong from the Mayor and the Administrator particularly. That I
47 have never seen in my life. I don't know if you heard. In two weeks, I got them two years' worth

1 of financial statements. They were in awe and wondered how I did it. I said, “I got it off your
2 system,” which led me to understand the finance person, which he had suspected, had stolen
3 bank accounts, checks being erased and written to himself. Village Trustees that did not do
4 anything. And I have to tell you, as I was hired, we had Feds and everybody else. It’s been
5 public. It’s public information. State Police and the Feds came in and took everything out of
6 there. It’s because he was concerned and was fighting left and right about what was going on. He
7 saw a lot. There was a whole lot more that I have not even begun to touch on.

8
9 So, I applaud in having him here. And the breath and depth of his knowledge and integrity is
10 what I really like. Integrity is extremely high for me.

11
12 **Park District/Library Board – Trustee Watkins**

13
14 **Library Board** – Trustee Watkins stated the Library Board members are in the process of
15 having documents moved from the Old Village Hall in a joint effort with Public Works. Trustee
16 Watkins inquired of Mr. Landini whether or not there is a deadline for moving out the documents
17 from the Old Village Hall. Mr. Landini stated no. He stated just let us know exactly what it is
18 and we will move it. Trustee Watkins inquired so the HOA Presidents, or the HOA can just reach
19 out to you directly? Mr. Landini stated absolutely.

20
21 Trustee Watkins stated the contract with the Park Forest Library has been reviewed by the
22 Village of Olympia Fields and agreed to a five-year contract beginning April 2022. The Library
23 Board is looking to fill one remaining vacancy on the Board. The next meeting is Wednesday,
24 February 23rd at 7:00 P.M. We are going to do that via Zoom.

25
26 Village Administrator Payton stated please put me on the list and send me the information.
27 Trustee Watkins stated no problem.

28
29 **Park District** – Trustee Watkins stated the Olympia Fields Park District will be offering
30 vaccinations along with boosters on Tuesday, February 22nd and Wednesday, February 23rd. She
31 stated for more information regarding this initiative, residents are asked to contact the Park
32 District directly at: 708-481-7313.

33
34 Trustee Finley inquired of Trustee Watkins whether or not she knows if it will be Moderna,
35 Pfizer, or Johnson & Johnson? Trustee Watkins stated I know it is going to be Pfizer and
36 Moderna. She doesn’t know about Johnson & Johnson.

37
38 Village President Burke stated like I said earlier, it looks like we may be getting away from this
39 mask mandate. I think it is going to be a while, just like the flu. You have to get a flu shot every
40 year. I’m also hearing that the booster is only good for four months and then it starts waning a
41 bit. Trustee Watkins stated that’s true. Unless, you’ve had Covid then you have some antibodies.

42
43 Village President Burke stated I think we need to stay cautious. He stated 91% of the people in
44 our town has gotten at least one shot. He stated 74% have gotten full boosters.

45
46 Trustee Watkins stated I just came back from out of the country. I was gone for the last couple of
47 weeks. As we move into meeting in-person, I’m boosted. Technically, I could have Covid and

1 have no symptoms, asymptomatic. If people are traveling out of the country, and we are getting
2 back together, this is respectful for me to put on my mask to protect everyone around me. If you
3 are traveling out of the country, you could still have it and not even know you have it.
4

5 Village President Burke stated I hope everybody got the Home Test that was mailed out to you.
6 You get four tests.
7

8 Trustee Watkins stated those are the Rapid Antigen Tests. They're not the PCR Test. Village
9 President Burke stated I am kind of believing that the next meeting will be in person where the
10 public can come in. We still should wear masks. Out of an abundance of caution, we should do
11 what we can to kind of keep our distance. We are socially distanced right now. Hopefully, we'll
12 kind of get past this and can ease up just a little more.
13

14 **Educational Commission/Community Relations Commission – Trustee White**

15
16 **Community Relations Commission** – Trustee White stated I want to echo Trustee Pennington's
17 words and welcome Mr. Payton. I am very glad to have you aboard. I am looking forward to
18 working with you as well.
19

20 Trustee White stated from the CRC, a couple of announcements. We are on the edge of starting
21 to finalize some of the events that we're going to execute for this year. One of the things that
22 we've got on deck, we're looking at doing a combination event in terms of welcoming new
23 residents to the Village. Chairman Hill is initiating conversations with the Park District. We are
24 looking at Irons Oaks possibly for that. We were also looking at making it an opportunity to meet
25 Chief Blasingame's gang. We are looking to do this when it gets warm. We are looking at doing
26 something primarily outside. More details will come. Right now, we are in the early stages of
27 trying to secure a venue, and a date, and finalize the plan and specifics for that.
28

29 Trustee White stated for the summertime when things warm up, we are looking at doing some
30 type of movie in the park type of event. We are looking at stepping up things a little bit more for
31 this year's Caroling in the Park. Those are the three big events that we are looking at doing. I am
32 actually trying to get the Commission to think a little bigger in terms of some of the things that
33 we're planning. We'll see how we get there.
34

35 **Educational Commission** – Trustee White inquired of Village President Burke, you said you
36 had a list of 10 things. What was number one? Village President Burke stated "Be Stubborn on
37 the Vision and Flexible on the Details." Our vision is the three guiding principles. Trustee White
38 stated there was something about thinking out of the box. Village President Burke stated number
39 four is: "Your comfort zone is your own worst enemy." I will give all of you a copy of this.
40 Trustee White stated there was one about doing something the same way we have always done it,
41 or something like that. Village President Burke stated it's kind of like being flexible on what the
42 vision is and doing something different. The other one is: "Stepping outside of the comfort zone
43 and doing something different."
44

45 Trustee White stated with regard to the Educational Commission, I've been pushing these guys
46 as I mentioned to you guys before. The Educational Commission has a Budget. Part of that
47 charter has been for the last couple of years to educate the public. Since I've been involved, even

1 before becoming a Trustee, I've not seen any of that outreach. I have challenged. We have a
2 Budget. We have a charter. It's long overdue to start making people aware. This goes on over
3 here for one reason only is because people allow it to go on. People are not going to get upset
4 about what they don't know. That's our responsibility. One of the things that we will be doing, I
5 know I made a commitment to you guys about getting you some data. I'm actually looking to
6 wrap up putting together some data by working with my fellow Commissioners on that. That's
7 forthcoming. We are going to be putting together a newsletter of our own on the State of
8 Education for residents. He stated not only is it going to be the State of Education, it is going to
9 go into detail on how and why the Education System affects all property owners within the
10 Village. You are talking about 60% to 70% of your property tax dollars. I don't know if that will
11 be enough.

12

13 Trustee White stated but beyond that, and to the point that I was asking you, I would like to
14 arrange a workshop between the Educational Commission and the Board Members. I think we
15 need to leave no stone unturned with regards to exploring opportunities to improve this situation.
16 When something goes on at this school and the news comes here, they don't say, "At Rich
17 Central." They say, "In Olympia Fields." We value our brand. This school is routinely destroying
18 that brand. I think we need to figure out as leaders of this community, what can we do? What are
19 our options? I don't know if it entails bringing our attorney in to give us some background in
20 terms of exploring options. I don't even think about in terms of what we can do to move away. I
21 think we need to look at things all hands on the table. What can we do to work with the school?
22 What can we do to hold them accountable? What can we do to figure out if we can't get them to
23 act right? What are our options to make sure that this community has an educational foundation
24 at its heart that will allow it to sustain it as what we come to know? Whether we want to believe
25 it or not, this community's viability is heavily tied to what the public education system is. And if
26 you don't believe it, all you need to look at, I know right now this rising tide is lifting all votes
27 with regards to home property values, but it's kind of affecting everybody. If the quality of
28 education will heavily influence younger families in terms of where they want to go, they are
29 looking at options, those folks that value education as most of us do, will make other choices.
30 Not everybody will want to pay private school tuition if they don't have to. I'm asking all of you
31 to consider, President Burke, I don't know if this is up to you or not, but I'd like for us to have a
32 formal workshop to discuss these things moving forward to figure out how do we go about
33 influencing some change with regards to the school.

34

35 Village President Burke stated as the Liaison to the Commission, what the Liaison is suppose to
36 do is to come up with stuff from their Commission and bring that to the Board for the Board to
37 consider on here is what we are going to go do. If the Board, does it, then you don't need the
38 Commission to do it. I would want it to come from the Commission and say here is what we
39 think we want to do. I've heard from Fred. I've heard from a few other people. I am the one that
40 passed out this stuff. Some people still have not seen it. What went on at that high school, goes
41 on almost every week that you guys just don't know about. That crap happens. Every police
42 officer that works for us at one time, worked in that high school, and they don't want to touch it.

43

44 Trustee White stated generally you can tell when something happens, because you will get a little
45 email, or a newsletter talking about something else.

46

1 Trustee Watkins inquired of Trustee White how many Commission Members do you have?
2 Trustee White stated there are officially seven of us. Trustee Watkins stated when I was the
3 Liaison for the Educational Commission, I use to do Trustee Liaison Meetings, to your point
4 workshops, here in this Board Room. I filled it up. People are very concerned about education.
5 So, to your point President Burke, as the Liaison, you can do your workshops with your
6 Commission. I can share this with you. I submitted about 12 applications to the Village of people
7 that just wanted to volunteer. I think you can have up to 20 members. If you look at your
8 Ordinance, you can have 20 members on your Commission. They're applications of people who
9 really want to get involved with that. That is very important to me as well, to do those workshops
10 and get more people involved from the Commission standpoint.

11
12 Village President Burke stated my pushback is, I don't want anybody to be confused to think that
13 we're running the school system. This Board does not have that responsibility. They have six,
14 seven people that are elected over there to be in charge. There's nothing that we can do that
15 would have control over what that Board does. On the other hand, what I've asked you and Fred
16 to do, is to make people aware. Because if they are not aware of what is going on over there,
17 there is a lot of apathy that is floating around here. My main concern is, and the reason I'm
18 pushing back on the Board getting together to do that, that we take on the responsibility for it and
19 there is a School Board that has been elected. A Superintendent is making \$300,000.00 a year.
20 He just got a new contract. You can tell when something goes bad, because what they will do is
21 send out something, an update on the Special Olympic Basketball Team or something like that,
22 or I want to build a football stadium. Let's talk about what the real issues are. The real issues are,
23 the worst thing that is going on right now, if you don't have security in the school, how can you
24 do any education? I don't know if you had a chance to read down through the comments that was
25 in that Facebook Page. One young lady said I'm glad that my mother, and father, and I are
26 moving out of the School District. We are leaving the State of Illinois. Somebody else said they
27 were afraid to come to school. When you have kids making comments like that, how can they do
28 anything that is really educational?

29
30 I'm okay with doing just about however aggressive you want to do it. I heard things like putting
31 together a group of people to defund the school. I heard things like if we get them to cut their
32 Budget by 10%, then what are they going to do about it? If you don't have security, there is no
33 way that you are going to have any kind of education going on without security. What some of
34 the police officers came up with was this Ordinance. We are going to hold people accountable
35 for this. Getting people to understand and see that video, I think we only have like 40, 50 kids
36 that go to that school. How do you educate those other people who know about this stuff that has
37 been going on?

38
39 Trustee White stated you have to be careful with these things. We want to protect the
40 unprotected which are kids.

41
42 Village President Burke stated that's why if we could, as a collective body, we are taking that
43 responsibility that we're trying to take something away from them. Every one of these elected
44 groups of people have responsibility. Somebody has to hold them responsible for a lot of this to
45 happen. At the same time, like you said, it is in our town. If it is in our town, it is a bad mark on
46 us. We've spent too much time trying to demonstrate how positive our brand is to keep it going
47 like that.

1 Trustee Watkins stated in those workshops, you can invite the Board Members and principals.
2 When I had them, the Board Members came, the principals came, the Superintendent came. So,
3 it's still that collaboration, that conversation. You're not really taking anything away from them,
4 but just having a conversation.

5
6 Trustee White stated we have invitations out now to all the School Boards and Superintendents.
7 Trustee Watkins stated they will come.

8
9 Village President Burke stated I agree with what you said. If you get some of them into a
10 meeting that you're having, they are either going to have to get onboard with what you are trying
11 to do, or they are going to get very, very defensive about what you are trying to do. The first
12 thing I think is making people aware. You don't want it to get into the press. It's a delicate
13 balance how you affect change. The Village, we are own legislative body. Our legislative body,
14 the black hole we can get down into is if we assume responsibility of running that school or
15 telling them what to do. We can get the public, and one of the ways you get the public to do that
16 is make them aware and have the workshops like Trustee Watkins said. We can talk about how
17 you are going to do it. Trust me, I got on the phone. I talked to a whole bunch of people when I
18 got that video. I said, "This is a bunch of crap. We have to get this fixed." We can be aggressive
19 up to a certain point. But we will never, ever, be able to take control of that. We can get the
20 public who voted them in, to go along with this to do it. But "we," as a group, we can't be the
21 ones. We can have things that we recommend that need to be done. We can talk about it some
22 more.

23

24 **MISCELLANEOUS REPORTS:**

25

26 The Board did not have any Miscellaneous Reports this evening.

27

28 **RESIGNATIONS AND APPOINTMENTS:**

29

30 The Board did not have any Resignations or Appointments this evening.

31

32 Village President Burke stated I have one other thing to say about Milton publicly. I think you
33 guys heard some stuff from him while we went through the meeting. I think he is going to be a
34 tremendous asset because he is experienced in a whole lot of areas. At the same time, he has to
35 work really hard to keep up with this bunch. I warned him. I said we have a group of people who
36 are very knowledgeable in the Village. We also have a really good team that is on that Board that
37 looks into the details on a lot of things. I am very pleased to have you here. I think everybody on
38 the Board feels the same way.

39

40 **ADJOURNMENT:**

41

42 **Motion by Trustee Pennington, Second by Trustee Blackwell to Adjourn the Board**
43 **Meeting at 9:30 P.M.**

44

Voice Vote: All Ayes Motion Carried.

45

46 Respectfully submitted by Faith Stine.

47