

1 Shanahan stated that the Village was able to obtain the 2.8% interest rate based on the
2 fact that these are tax-exempt bonds.

3
4 Trustee Nale inquired as to whether or not this was in reference to only the west water
5 tower. Administrator Mekarski stated that this issuance is for both water towers.

6
7 Administrator Mekarski stated that for the benefit of the residents, \$1,000,000.00 is for a
8 Dispatch System for SouthCom. \$585,000.00 is for the water towers. He stated that while
9 the Village is taking out \$1,000,000.00 on behalf of SouthCom, the 911-surcharge money
10 backs up those bonds from Matteson, Park Forest, Richton Park and Olympia Fields. The
11 Village only has 11% of the call volume for that \$1,000,000.00 debt. The other three
12 communities will reimburse the majority of the funds, or 89%. The other three
13 communities will back it up further with their General Fund in a default situation. The
14 Village previously approved the Intergovernmental Agreement that provided for those
15 securities.

16
17 Trustee Pennington stated that the \$1,000,000.00 is fully securitized by the 911 funds, as
18 well as the funds that will be paid by the other communities.

19
20 Trustee Ormsby inquired of Mr. McCanna how much of a savings there was to the
21 Village with the AAA Bond Rating. He stated that it would be worth about \$12,000.00 to
22 \$15,000.00 over the life of the issue.

23 **Motion by Trustee Gibson, second by Trustee Oliver to approve Ordinance #2010-**
24 **11- An Ordinance providing for the issuance and sale of \$1,585,000.00 General**
25 **Obligation Bonds (Alternate Revenue Source), Series 2010 of the Village of Olympia**
26 **Fields, Cook County, Illinois on First Reading.**

27 **Roll Call: Ayes (5-0) Motion Carried.**

28
29 **COMMUNICATIONS AND PETITIONS:**

30
31 President Pro Tem Meyers-Martin opened up Communications and Petitions at 7:17 P.M.

32
33 **Olympia Fields Park District** – President Pro Tem Meyers-Martin stated that the Board
34 invited Denise Will from the Park District this evening to talk about the "Party in the
35 Park," along with some of the costs associated with that event, because the question has
36 been raised about the Village's support of the event.

37
38 Denise Will from the Olympia Fields Park District provided the Board with an outline for
39 "Party in the Park." She stated that a couple of months ago, she and Trustee Meyers-
40 Martin had discussed the Budget. She stated that the Budget had increased a little bit
41 since then by \$1,000.00. She stated that it would be around \$4,000.00 to put on the event
42 with all of the things the Park District is offering. There will be DJ Music which they
43 have every year at the event. They are having an inflatable slide which is a water slide.
44 They are having a water theme at the event. There will be a Dino Jump, which is another
45 inflatable. There will be a Magician and a Stilt Walker that does Balloon Art. There will
46 be Face Painting, a Petting Zoo, and Pony Rides. There will be Bean Bag Games. The

1 Park District owns those. There will also be a Pie Eating Contest, Tug of War, and Water
2 Balloon Toss. There will be a Golf Challenge for the adults. Irons Oaks will participate.
3 Usually, the Thorn Creek Nature Center and the Library participate in the event. They
4 were hoping to have food vendors from Olympia Fields at the event. The concession
5 stand at the park will be open where you can buy a hot dog, bag of chips, and a soda for
6 \$1.00.

7
8 Mrs. Will stated that she spoke with Joe Alexa and Officer Kickert regarding their
9 support during the event. They agreed that they don't need the police department's
10 assistance like they did in the past. The police will be patrolling in the area. She stated
11 that when their parking lot fills up, people could park at Rich Central or the church. The
12 Park District acknowledges that the Village is a co-sponsor of the event.

13
14 Trustee Oliver inquired of Mrs. Will what she would require of the Village as a co-
15 sponsor. She suggested perhaps some financial support. She stated that the Park District
16 welcomes volunteers. She stated that a lot of the people in the Village offer to help them.
17 The summer staff helps out as well.

18
19 Mrs. Will stated that the Park District hired a Superintendent of Maintenance. She
20 believes that they will be able to do some of the things that they couldn't do before
21 in-house. She stated that their Superintendent of Maintenance along with the part-time
22 people could collect garbage if that becomes an issue.

23
24 President Pro Tem Meyers-Martin stated that she spoke with Chief Chudwin. He did not
25 feel that there would be any overtime associated with that event. She inquired of Mrs.
26 Will what attributed to the increase in the Budget from the original Budget that Mrs. Will
27 had submitted to her. Mrs. Will stated that they added the Petting Zoo and the inflatable
28 slide with the water feature. She stated that the Petting Zoo and the Pony Rides are the
29 biggest expense. The cost is \$1,500 for those two items.

30
31 President Pro Tem Meyers-Martin inquired of Mrs. Will the date of the event. Mrs. Will
32 stated that the event would take place on June 19th from 2:00 P.M. to 5:00 P.M. at
33 Bicentennial Park. She stated that the Village is always very cooperative about putting
34 the Park District events on the cable channel. She stated that if there is another way that
35 the Village could advertise for them that would be a big help. She will make sure that
36 fliers for the event are at Village Hall. The big banners will go on the corner by the park
37 and at Sergeant Means Park.

38
39 Trustee Ormsby inquired of Mrs. Will as to whether or not they have thought of
40 eliminating the Petting Zoo and the Pony Rides since they are the most expensive items.
41 Trustee Ormsby stated that she knows that they are not popular with the animal rights
42 people. Mrs. Will stated that they are popular with the kids especially the Pony Rides.
43 She stated that she could probably eliminate the Petting Zoo. The cost to have the Pony
44 Rides is \$750.00. She stated that they have the Pony Rides every year at "The Pumpkin
45 Festival" in the fall at Sergeant Means Park. She stated that about 250 people attend that
46 event. She stated that the events at "Party in the Park" are free.

1 President Pro Tem Meyers-Martin inquired of Mrs. Will as to what the Park District
2 would require from the Public Works Department for the event. Mrs. Will stated that she
3 did not think that they would need the assistance of the Public Works Department this
4 year for this event.

5
6 Trustee Oliver inquired as to the number of people they are anticipating for the event.
7 Mrs. Will stated that last year there were approximately 175 people. She stated that for
8 "The Pumpkin Festival" they have 250 to 300 people attend the event. That is a two-day
9 event, Friday evening and Saturday.

10
11 Trustee Gibson stated that she is the liaison for Public Representation. In preparing the
12 Budget for that, she was trying to stay within the realm of the amount that had previously
13 been budgeted for that item. Trustee Gibson inquired of Mrs. Will as to whether or not
14 the Park District's maintenance person would be able to do all the work that the Public
15 Works Department did in the past. Mrs. Will thought that the part-time summer help, the
16 camp counselors, and their part-time maintenance people would be able to setup for the
17 event the day before. Mrs. Will stated that the Park District does not expect the Village to
18 pick up half of the cost of the event.

19
20 Trustee Pennington inquired of Mrs. Will as to what she would like to see the Village
21 contribute financially to the event. She stated that, traditionally, the Village has given the
22 Park District \$1,500.00.

23
24 Trustee Gibson stated that the Board has already approved the Budget on First Reading.
25 It is up for approval on Second Reading this evening. The amount that the Village
26 budgeted for the event this year is \$1,000.00.

27
28 Trustee Ormsby suggested that since the "Party in the Park" is only two months away,
29 rather than having a poorly attended summer event, having the Park District and the
30 Village pull their resources and support "The Pumpkin Festival," since it is successful.
31 Mrs. Will stated that the police help tremendously during "The Pumpkin Festival."

32
33 **Motion by Trustee Ormsby, second by Trustee Oliver to suggest that the Village**
34 **support "The Pumpkin Festival" and table the "Party in the Park" upon further**
35 **discussion with the Park District.**

36
37 Trustee Pennington inquired of Mrs. Will as to whether or not the Park District has
38 announced the date for June 19th for the event. She stated that it is in the Park District's
39 Summer Brochure. Trustee Oliver inquired as to whether or not the Park District
40 announced that the Village was a co-sponsor of the event. Mrs. Will stated it doesn't
41 mention that. Mrs. Will stated that the Park District would still have "Party in the Park."
42 She stated that she might scale it down a bit.

43
44 Trustee Gibson suggested that instead of making a Motion to table the "Party in the
45 Park," just change the Public Representation line item to "The Pumpkin Festival." She

1 stated that the Village would be contributing more than \$1,000.00 for that event, because
2 the Village will have to pay the police overtime and part-time for that event.

3
4 Trustee Gibson inquired of Mrs. Will as to whether or not the Park District has any
5 connection to "Summer Solstice." Mrs. Will stated that the Park District owns half of
6 Irons Oaks. They attend the event and provide auction items for the event. Trustee
7 Gibson inquired as to when "Summer Solstice" is this year. Mrs. Will stated that it is on
8 June 19th starting at 6:00 P.M. Trustee Ormsby stated that there is an event at the Nathan
9 Manilow Sculpture Park as well.

10
11 **Motion by Trustee Ormsby, second by Trustee Oliver to withdraw the previous**
12 **Motion.**

13
14 **Motion by Trustee Gibson, second by Trustee Ormsby, that under "Public**
15 **Representation" so it will be clear, the "Party in the Park" line item will be deleted,**
16 **and it will be replaced with "The Pumpkin Festival."**

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

18
19 Trustee Ormsby stated that the Beautification Committee would love to meet with Mrs.
20 Will. Trustee Ormsby stated that she would contact Mrs. Will to setup a meeting.

21
22 **Spirit Park** – Trustee Nale stated that there are four "Do not dump" signs in that park
23 within a radius of 24 to 30 feet. She stated that the park does need some care. Trustee
24 Nale stated that since the Park District has a new employee on board, she would
25 appreciate it if that is looked into. Mrs. Will stated that they would look into that.

26
27 **Olympia Fields East Homeowners Association** - Mr. Collier stated that he is here,
28 along with other members of the Olympia Fields East Homeowners Association in
29 support of a request that is before the Board later on this evening. They are there to
30 answer any questions that the Board may have at that time.

31
32 **Light at 207th Street** – Mr. Larry Mullins who resides at 20808 Alexander Street stated
33 that he wanted to thank everyone on behalf of the Olympia Fields East Homeowners
34 Association for the speedy work regarding the light at 207th Street. It is fixed. President
35 Pro Tem Meyers-Martin closed Communications and Petitions at 7:42 P.M.

36
37 **FINANCE:**

38
39 **Ordinance #2010-09** – Trustee Pennington stated that his first item on the agenda is
40 Ordinance #2010-09 – An Ordinance approving the Annual Budget of the Village of
41 Olympia Fields for the 2010-2011 Fiscal Year. He stated that this is on Second Reading.

42
43 Administrator Mekarski stated that we did include a revision to the Public Safety line
44 item on overtime. They did remove a vehicle from the General Fund Budget. The Village
45 will be able to utilize the Customs Funds to purchase that vehicle next year without

1 burdening the taxpayers. Those are the only changes substitively that have been made
2 from First Reading to Second Reading.

3
4 Trustee Pennington stated that for the benefit of the audience, he wanted to let them know
5 that the Village does have a balanced Budget for 2010-2011. There is a surplus in that
6 Budget for 2010-2011.

7 **Motion by Trustee Pennington, second by Trustee Oliver to approve Ordinance**
8 **#2010-09 - An Ordinance approving the Annual Budget of the Village of Olympia**
9 **Fields for the 2010-2011 Fiscal Year on Second Reading.**

10
11 Trustee Gibson inquired of President Pro Tem Meyers-Martin if the change could be
12 made under Public Representation so that it will be correct before it goes out for
13 certification. Trustee Pennington stated that change could be made.

14 **Roll Call: Ayes (5-0) Motion Carried.**

15
16 **Fiscal Year 2010 Year End Audit Schedule** – Trustee Pennington stated that in the
17 Board Packet is the Planning Schedule outlining those dates and activities relative to the
18 Audit Schedule. The Village is already in Phase I, which is the Planning Meeting. The
19 Planning Meeting was held on April 14th. The more substitutive work will start May 4th
20 through September 18th, at which time the Finance Committee will be briefed on the
21 Audit. After the Finance Committee has been briefed on the Audit, it will come before
22 the Board.

23
24 **Standard & Poor's 2010 General Obligation Alternate Revenue Source Bond**
25 **Rating** – Trustee Pennington stated that in the Board Packet is a summary from Standard
26 & Poor's regarding the Village's General Obligation Bonds and its rating. There was a
27 rating call on April 16th from Standard & Poor's that lasted an hour and a half.

28
29 Trustee Pennington stated that he is pleased to announce that Standard & Poor's has
30 assigned its AAA Bond Rating to the Village of Olympia Fields Series 2010 General
31 Obligation (Alternate Revenue Source) Bonds, which are the bonds that were sold today.
32 Trustee Pennington stated that Standard & Poor's gave the Village the AAA Bond Rating
33 on the bonds that were sold today, as well as affirming the AAA long-term rating and
34 Standard & Poor's SPUR Rating, which is Standard & Poor's underlying rating
35 qualification on the Village's General Obligation Bonds that are outstanding. The
36 outstanding bonds of the Village have an AAA Bond Rating.

37
38 Trustee Pennington stated that this rating reflects Standard & Poor's assessment of the
39 Village's very strong income level, very strong financial reserves with good financial
40 management, moderate debt burden, and the Village's participation in the general
41 Chicago Metropolitan area's deep and diverse economy. Notwithstanding the state of the
42 national economy, the Village has maintained this rating while other communities have,
43 at a minimum, experienced a one-grade drop in their respective ratings. He stated that the
44 Village's achievement is unprecedented in this day and time, and clearly demonstrates the
45 commitment this Administration has to the residents of this fine Village by implementing
46 sound economic measures that ensures financial sustainability not only now but also well

1 into the future. He stated that the Village should be proud of what it has accomplished
2 here. The Village cannot rest on its laurels. It still faces challenges and the Village will be
3 tested. Trustee Pennington believes that the Village is positioned to face any challenge
4 that might come before it. He congratulated the Village for achieving the AAA Bond
5 Rating for 2010-2012. The Village will be reassessed again in 2012. He is confident that
6 the Village will continue in this vein. (There was a round of applause).

7
8 Administrator Mekarski stated that he did pass out copies of the Press Release to the
9 public regarding the AAA Bond Rating.

10
11 **BUILDING:**

12
13 **Olympia Fields East Homeowners Association Common Areas Landscaping**

14 **Request** – Trustee Ormsby stated that in the Board Packet is the request from the
15 Olympia Fields East Homeowners Association. The Olympia Fields East Homeowners
16 Association would like the Village to take a look at taking over the maintenance of their
17 common areas. The cost to the Homeowners Association is substantial for the
18 homeowners. The Homeowners Association does not have a covenant that requires the
19 homeowners to pay into their monthly dues.

20 **Motion by Trustee Pennington, second by Trustee Oliver to suspend the rules.**

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

22
23 Mr. Arthur Byrd who resides at 20640 Corinth Road stated that the landscaping charges
24 during the year are about 80% of the Budget of the Homeowners Association. They do
25 not have an Ordinance or covenants to collect funds from their residents. Approximately,
26 40% of their residents pay their dues during the year. He stated with the economy it is
27 less now. They collect about \$7,000.00 during the course of the year. They pay out about
28 \$6,000.00 for the landscape maintenance. They would like to be able to use the money to
29 do other things to benefit their residents as well.

30
31 Mr. Collier stated that one of the main things they want to do, which has become more
32 relevant in the last few months, is to relight the lights at the corner of 207th Street and
33 Western Avenue. He stated that recently the overhead lights were out and Joe Alexa had
34 to put an emergency marker out there so that they could find the intersection. He stated
35 that with the overhead lights being out recently, it emphasizes how important lights at
36 that corner would be, and it beautifies the area. When the Homeowners Association
37 investigated the cost of having the lights there a few years ago, the cost was \$10,000.00.
38 Part of the problem is getting an electrical source there. The Homeowners Association
39 wanted to do that for a number of years, but they have not been able to accumulate
40 enough money to have that done.

41
42 Mr. Collier stated that some of their residents feel that the common areas should not be
43 the homeowners' problem. They feel that it should be the Village's problem. He believes
44 that is why a lot of their residents do not contribute because the bulk of the money goes
45 into that area.

1 Trustee Ormsby inquired as to the cost to each homeowner for dues. Mr. Collier stated
2 that the dues are \$50.00 a year. Trustee Ormsby inquired as to how many residents are in
3 the Olympia Fields East Homeowners Association. Mr. Collier stated that there are 420
4 homes. Mr. Collier stated that it is purely voluntary to pay the dues. The Homeowners
5 Association does not have any recourse if a homeowner does not pay the dues. He stated
6 that some of the homes are vacant, and due to the economy some of the homeowners are
7 financially in trouble. He stated that their membership has decreased over the last couple
8 of years.

9
10 Trustee Oliver reminded the Board that the Olympia Fields East Homeowners
11 Association benefited tremendously from the Scully Grant. They received seven planters
12 that were placed along 207th Street. The Scully Grant is no longer available. He stated
13 that the Golf Outing has benefited the Olympia Fields East Homeowners Association as
14 well as the other Homeowners Associations in the Village. Trustee Oliver stated that this
15 is something that the Board has to think hard about. It may open up some discussions
16 about other Homeowners Associations as well. He stated that this is certainly needed in a
17 community where the majority of the homes in this Village are located. He is not stating
18 it on the standpoint that he is a resident there as well.

19
20 Mr. Collier stated that there was a referendum for a tax increase recently. The Olympia
21 Fields East Homeowners Association got behind that and supported it. He stated that
22 some of the homeowners have remarked that they just had a tax increase, and why can't
23 the homeowners get some relief in that area too.

24
25 Trustee Gibson stated that she has a concern about this for several reasons. She stated that
26 all of the Homeowners Associations take care of all of the common areas in all of the
27 respective Homeowners Associations. Trustee Gibson feels that it would be setting a
28 precedence and would open up an avenue where the Village could then have to add
29 \$200,000.00 to \$300,000.00 onto the Budget if the Village takes on a project like this.
30 She is aware that Olympia Fields East is a large part of the Village. Trustee Gibson
31 resides in Wysteria, which is a small part of the Village. She stated that the residents in
32 Wysteria, on any given month, have to pay \$6,000.00 to \$7,000.00 for common areas and
33 other areas there. She stated that Wysteria is a PUD and the residents there have to pay an
34 assessment. They also pay the same taxes that every other community within the Village
35 pays.

36
37 Trustee Gibson believes that all of the people in the Village realize why they had to pass
38 that referendum. It was, basically, for the drainage. The drainage is helping everybody.
39 The Village is trying to correct the drainage within the Village. She believes that if the
40 residents find out that the common areas, and the areas around their houses are not being
41 taken care of because they are not contributing, they might dig deeper into their pockets
42 and contribute more, or at least become financial members of the organization. She stated
43 when they see deterioration they may have another thought on the matter.

44
45 Trustee Oliver stated that there are some understandings that when you move into certain
46 areas of the Village, that this is what you are expected to do, and so you pay those

1 additional fees and associated fees to live in that area that is not required in some other
2 areas. He stated that this Board has approved, even within the PUD's, assistance to some
3 of the Homeowners Associations to provide snow removal. The Village is paying for that
4 in those areas. He thinks that because of the economy and how it has impacted the
5 Village, and because we want to continue to be the stellar community in the area, this
6 might be something that the Board needs to look at carefully and not just shut it down. He
7 is not saying that this issue needs to be resolved today. He believes that down the road the
8 Village needs to look at which Homeowners Associations need help, and how, if at all,
9 the Village can possibly provide some assistance to some of these Homeowners
10 Associations. He believes that there has to be some sort of a plan because some folks
11 have some issues.

12
13 Trustee Gibson stated that she does not believe that the Village has shirked the
14 responsibility of ever helping when it could. The Village has assisted Olympia Fields
15 East as well as other Homeowners Associations within the Village. She is not a
16 proponent of a PUD. She believes that was a bad idea when the Board that was sitting at
17 that time approved it, because it is not a fair situation. That doesn't mean to say that she
18 would be quite comfortable if there was a Maintenance Study done for every
19 Homeowners Association in the Village, that indicated that all Homeowners Associations
20 should have their common areas seen to, paid for, landscaped by the Village since we live
21 here and we all pay taxes here.

22
23 Trustee Nale stated that what concerns her is the lighting situation because that might
24 indicate a safety factor. She stated that in the Original Village they have special donations
25 that not only cover their dues, but if anyone wants to have a special honorarium, they
26 present that to the Treasurer when their yearly dues are payable, and they put that towards
27 a special use. She stated that they have the same problem as the Olympia Fields East
28 Homeowners Association, not all of their residents are members of the Homeowners
29 Association. She suggested that might be something that the Olympia Fields East
30 Homeowners Association may want to consider. Trustee Nale stated that the Original
31 Village charges \$25.00 a year. Some people pay more than that and those individuals are
32 recognized at a special meeting. Trustee Nale stated that she would like to see some form
33 of cost for the lighting situation, and perhaps the Village could go forward on that with
34 some help.

35
36 Trustee Ormsby stated that the lighting was brought to the Beautification Committee
37 several times. The Beautification Committee did the work and looked into it along with
38 the Olympia Fields East Homeowners Association. Trustee Ormsby stated that it is a very
39 bad situation. The electrical is on the other side of the road. They have to go under the
40 street to get to it. She stated that there is no doubt that is a dangerous corner. She stated
41 that if the lighting had been put in correctly originally, it would help them tremendously.
42 She stated that is a separate issue from what they are talking about. She believes that the
43 Board is talking about two things here.

44
45 Trustee Ormsby stated that the Olympia Fields East Homeowners Association is asking
46 the Village to look at their costs of their common areas and help them with that. She

1 stated that when this was first brought to her she spoke with Joe Alexa, the Director of
2 Public Works. Mr. Alexa would have to hire a person to undertake that. That isn't
3 something that the Board can incorporate into the Village's Budget easily. The Budget
4 would have to be increased in order to do that. The cost to the Olympia Fields East
5 Homeowners Association is \$5,000.00 to \$5,500.00. She stated that if the Village agrees
6 to do it for the Olympia Fields East Homeowners Association then they almost have to
7 look at doing it for everybody. As Trustee Gibson had pointed out, all of the
8 Homeowners Associations will come to the Board. Trustee Ormsby stated that she
9 absolutely wants every common area in the Village to be perfect and pristine, and taken
10 care of. She stated that if the Homeowners Associations at some point are not able to take
11 care of them, then we do have a situation. She does not know if the Olympia Fields East
12 Homeowners Association has reached that point. She stated that this should not be up for
13 a Motion. It should be up for discussion only. She is uncomfortable without President
14 Jones being present this evening to weigh in on this matter. She stated that there is a lot to
15 consider with this. There are 15 Homeowners Associations in the Village. This decision
16 will impact every one of them. She believes that it needs to be looked at, studied, and
17 brought back again.

18
19 President Pro Tem Meyers-Martin inquired of Trustee Ormsby if she wanted to table the
20 proposed Motion that is stated on the Memo. Trustee Ormsby stated that she would like
21 this to be discussion only this evening. She would like to table it and bring it back at a
22 later meeting. She does not believe that the Board has enough information. She had a
23 very brief conversation with President Jones regarding this issue. She had a brief
24 conversation with Joe Alexa. She does not believe that the Board is aware of all of the
25 ramifications that this would bring forward at this point.

26
27 President Pro Tem Meyers-Martin stated that she would read the Motion and then if there
28 is a Motion to table, that can be made at that time.

29 **Motion by Trustee Oliver, second by Trustee Pennington to direct the Village's**
30 **Public Works Department to access the cost for Common Area Maintenance**
31 **expended by all Homeowners Associations within the Village, providing their**
32 **findings to the Finance Committee for review and recommendations for a possible**
33 **Budget Amendment.**

34
35 Trustee Nale stated that she would still like to know what the exact problem is with the
36 lighting situation. She stated that perhaps she should drive over there at night to see how
37 it is there. Trustee Gibson stated that the Motion is not about the lighting. Trustee Nale
38 stated that she understands that. Trustee Gibson stated that we will probably come back
39 to the lighting, but right now the proposed Motion is for the area maintenance. Trustee
40 Nale stated that she just wanted to add her own thoughts as far as the lighting is
41 concerned.

42 **Roll Call: Ayes (1) No (4) Motion Fails.**

43
44 **Motion by Trustee Ormsby, second by Trustee Gibson to table the proposed**
45 **Motion until further discussion and information can be reviewed.**

46 **Roll Call: Ayes (5-0) Motion Carried.**

1 President Pro Tem Meyers-Martin stated that this Motion is tabled for further discussion
2 at a later date. Trustee Ormsby thanked the residents of the Olympia Fields East
3 Homeowners Association for attending the meeting this evening.

4
5 **PLANNING:**

6
7 **Ordinance #2010-10** – Trustee Gibson stated that this evening she has Ordinance #2010-
8 10 - An Ordinance amending Chapter 16, "Planning and Development," Article II, "Plan
9 Commission," in its entirety to establish a combined Planning and Zoning Commission
10 on First Reading. Trustee Gibson stated that most Municipalities have joined two
11 commissions, especially if they are not large entities like Chicago who have quite a lot of
12 zoning questions. She stated that the Village has two commissions established. The
13 Planning Commission is used the most. The Village Attorney has prepared the Ordinance
14 to combine the two commissions with all of the specifications. Instead of it being called
15 the "Planning Commission and the Zoning Board of Appeals Commission" it will
16 become the "Planning and Zoning Commission." Trustee Gibson is asking for the Board
17 to make that change by recommendation.

18 **Motion by Trustee Ormsby, second by Trustee Oliver to direct the Planning**
19 **Commission to advertise for a Public Hearing to consider Ordinance 2010-10, an**
20 **Ordinance amending Chapter 16, "Planning and Development," Article II, "Plan**
21 **Commission," in its entirety to establish a combined Planning and Zoning**
22 **Commission, and report its findings and recommendations to the Board at the May**
23 **24th meeting.**

24 **Roll Call: Ayes (5-0) Motion Carried.**

25
26 **PUBLIC WORKS:**

27
28 **Com Ed Municipal Street Lighting Agreement** – Trustee Oliver stated that sometime
29 ago the Board approved the street lighting for the following three locations: 1. The corner
30 of Highview Avenue and Governors Highway; 2. Exmoor Road and Governors Highway;
31 3. Cumnock Road and Crawford Avenue. Trustee Oliver stated that the cost to install the
32 streetlights must be paid prior to the work-taking place. That is the reason the matter is
33 before the Board tonight. There has to be Board approval in order to move forward on
34 this matter.

35 **Motion by Trustee Nale, second by Trustee Ormsby to approve ComEd Municipal**
36 **Street Lighting Agreement for the budgeted amount not to exceed \$5,178.00, and**
37 **the monthly fee of \$93.61 for those three street lights at Highview Avenue and**
38 **Governors Highway, Exmoor Road and Governors Highway, and Cumnock Road**
39 **and Crawford Avenue.**

40 **Roll Call: Ayes (5-0) Motion Carried.**

41
42 **Water Pumping Station Phone Dialer** – Trustee Oliver stated that the second item on
43 his agenda is an invoice in the amount of \$5,680.00 for the purpose of installing a phone
44 dialer at the Water Pumping Station. Joe Alexa is requesting this item. The funds are
45 available in the Water Budget to pay for the cost.

1 Trustee Ormsby inquired of Trustee Oliver as to whether or not this was something that
2 was budgeted for, or the Village just happened to have funds available for this item.
3 Trustee Oliver stated that the Village had funds available for the installation of the phone
4 dialer.

5 **Motion by Trustee Pennington, second by Trustee Gibson to approve the purchase
6 and installation of a phone dialer at the Water Pumping Station in an amount not to
7 exceed \$5,680.00.**

8
9 Trustee Nale inquired of Trustee Oliver as to whether or not any other quotes were
10 received on this project. Trustee Oliver stated that he didn't know if he had the answer to
11 that. He stated that the Village does business with SPD. That is their cost to the Village to
12 get the Water Pumping Station phone dialer.

13
14 Trustee Gibson stated that she believes that there are very few companies that supply this
15 kind of service. The reason for this is to be sure that Public Works knows when there is
16 an alarm. It would be an audible alarm rather than Public Works going by looking at
17 flashing lights to see if there was something wrong at this particular location. Trustee
18 Oliver thanked Trustee Gibson for clarifying that.

19 **Roll Call: Ayes (5-0) Motion Carried.**

20
21 **Radioread Handheld Device** – Trustee Oliver stated that Joe Alexa is requesting the
22 purchase of a Radioread Handheld Device for the sum of \$5,150.00. \$6,000.00 was
23 budgeted for the purchase of this device. This helps the Water Department read the
24 meters throughout the Village. Trustee Oliver stated that the Village is in desperate need
25 of replacing this item.

26
27 Trustee Pennington inquired as to whether or not the current instrument could be
28 repaired. Trustee Oliver stated that in the Memo provided in the Board Packet it states
29 that the unit cannot be repaired.

30 **Motion by Trustee Ormsby, second by Trustee Gibson that the Board approve the
31 purchase of a Radioread Handheld Device in an amount not to exceed \$5,150.00.**

32 **Roll Call: Ayes (5-0) Motion Carried.**

33
34 **Recommendation for Payment to Kim Construction Company** – Trustee Oliver stated
35 that a lot of work is being done around the Village as part of the Sanitary Sewer Repairs.
36 The next two items pertain to that type of work that is being done in the Village. The first
37 is the Sanitary Sewer Manhole Rehabilitation Project in several areas throughout the
38 Village. They are currently asking for the first payment request in the amount of
39 \$35,123.40.

40 **Motion by Gibson, second by Trustee Nale for a recommendation for payment to
41 Kim Construction Company in the amount of \$35,123.40 for work completed in
42 connection with the Sanitary Sewer Manhole Rehabilitation Project – the ARRA
43 Loan L170052.**

44 **Roll Call: Ayes (5-0) Motion Carried.**

1 **Recommendation for payment to Insituform Technologies USA, Inc.** – Trustee Oliver
2 stated that there is a recommendation for payment to Insituform Technologies USA, Inc.
3 in the amount of #357,748.56 for work completed in connection with the Sanitary Sewer
4 Manhole Rehabilitation Project and Lateral Cured-in-Place Pipelining – the ARRA Loan
5 L170052.

6 **Motion by Trustee Gibson, second by Trustee Ormsby for a recommendation for**
7 **payment to Insituform Technologies USA, Inc. in the amount of #357,748.56 for**
8 **work completed in connection with the Sanitary Sewer Manhole Rehabilitation**
9 **Project and the Lateral Cured-in-Place Pipelining – the ARRA Loan L170052.**

10 **Roll Call: Ayes (5-0) Motion Carried.**

11
12 **HUMAN RESOURCES:**

13
14 **Human Resource Committee** – Trustee Nale stated that she did not have a formal report
15 this evening. The Human Resource Committee reviewed the Code Violation Procedure
16 that was developed by the Village's Building Commissioner, John McDonnell. The
17 committee has a few minor corrections. She hopes to get the permission of President
18 Jones to present those items at the next Board Meeting.

19
20 **PUBLIC SAFETY:**

21
22 **Authorization for the Police Department to purchase a Two Wheel SUV, with**
23 **Associated Ancillary Equipment for the Village's Canine Program from the U.S.**
24 **Customs/Treasury Fund** – President Pro Tem Meyers-Martin stated that she had one
25 item on the agenda, and that is seeking approval for the authorization for the Police
26 Department to purchase a two wheel SUV, with Associated Ancillary Equipment for the
27 Village's Canine Program from the U.S. Customs/Treasury Fund. A few of the Trustees
28 inquired of President Pro Tem Meyers-Martin as to what a two wheel SUV was.

29
30 Administrator Mekarski stated that SUV's have two wheel drive and four wheel drive.
31 Administrator Mekarski stated that the two-wheel drive vehicle allows a lower profile to
32 the ground so that it is easier for Lars to get in and out of the vehicle. President Pro Tem
33 Meyers-Martin stated that Lars has better access to the vehicle with the two-wheel drive
34 SUV as opposed to the four-wheel drive SUV.

35 **Motion by Trustee Oliver, second by Trustee Ormsby to authorize the Olympia**
36 **Fields Police Department to purchase a 2010 Chevy Tahoe with Associated**
37 **Ancillary Equipment for the Village's Canine Program from the U.S.**
38 **Customs/Treasury Forfeiture Fund from Currie Motors in an amount not to exceed**
39 **\$30,000.00.**

40 **Roll Call: Ayes (5-0) Motion Carried.**

41
42 **REPORT OF VILLAGE ADMINISTRATOR:**

43
44 **Water Towers Logo Licensing Agreement** – Administrator Mekarski stated that the
45 cost to paint and repair the water towers is \$585,000.00. Administrator Mekarski stated
46 that the Village has been in negotiations with St. James Hospital for a year to sell the

1 licensing rights for a corporate logo to be installed on the water towers to defer the cost
2 of painting the towers. They were given an exclusive right to negotiate. The negotiations
3 with St. James Hospital have failed.

4
5 Administrator Mekarski stated that he is pleased to announce that Advocate South
6 Suburban Hospital entered into negotiations last week with Administrator Mekarski and
7 have given the Village a deal in principle. In exchange for placing the name of Advocate
8 South Suburban Hospital on the water towers, they will pickup 100% of the cost of
9 painting the towers, or essentially a \$585,000.00 licensing fee. Administrator Mekarski
10 stated that time is of the essence because the west tower is under construction. The
11 painting contractor is required to have painting specifications and logo specifications no
12 later than May 15th in order to meet the contract. Otherwise, the Village would be subject
13 to some very large Change Orders.

14
15 Administrator Mekarski stated that Advocate is not just a hospital outside of the Village.
16 Advocate operates the Midwest Physician's Center, which is now called the "Advocate
17 Medical Clinic." There are over 40 practitioners at that facility at the corner of Crawford
18 and Vollmer. Advocate operates the Physical Therapy Building and their medical office
19 suite, which is adjacent to the Village Hall at Governors Office Park. Advocate takes care
20 of all health care needs and the clinic for Aunt Martha's whose headquarters are located
21 on the other side of Village Hall at Governors Office Park. Advocate operates three
22 distinct operations in the Village.

23
24 Trustee Ormsby stated that this is great, but also bittersweet because we are advertising
25 for a hospital that is not in the Village. She inquired of Administrator Mekarski as to
26 whether or not they could include "Olympia Fields" in their logo.

27
28 Trustee Nale stated that she believes that the Village needs to be known too. Trustee
29 Ormsby stated that the Olympia Fields logo would be on one side of the water towers.
30 She inquired as to whether or not "South Suburban Hospital" had to be on the logo. She
31 inquired as to whether or not they could just go with "Advocate." Trustee Pennington
32 stated that is their brand name and that is what they will go with. Administrator Mekarski
33 stated that the hospital wants to penetrate into this trade area on Lincoln Highway and
34 Vollmer Avenue. They were going to have a billboard on I-57.

35
36 Trustee Oliver inquired of Administrator Mekarski as to what the duration of the deal is.
37 Administrator Mekarski stated that the deal would be for 12 years, which is the life of the
38 water tower painting.

39
40 Administrator Mekarski stated that the Village was able to get an agreement in principle
41 with St. James Hospital for \$80,000.00 less than this deal. They were not able to obtain
42 corporate approval to close the deal. President Jones then instructed Administrator
43 Mekarski to seek other corporate interests and then this deal was presented.
44 Administrator Mekarski stated that before the referendum, the total property tax collected
45 from the residents was \$575,000.00. This deal is for \$585,000.00.

1 Trustee Gibson stated that her question last year when we afforded them this privilege
2 was how often does the Village have to pay for usage of the Park District's facilities.
3 Administrator Mekarski stated that, unfortunately, when the Village has requested their
4 facilities, they are scheduled for other activities. He stated that the Education
5 Commission was allowed to use the barn a few years ago for a meeting when it first got
6 started.

7
8 Trustee Gibson thought it would be a good idea for the Village to have a conversation
9 with Miss Will, and indicate to her that this is kind of a reciprocal thing. She stated that if
10 we give them the opportunity to use the Conference Center when we charge everybody
11 else, and they in turn would not give the Village that same opportunity when the Village
12 needs their building, that has to be discussed.

13
14 Trustee Ormsby inquired of Trustee Oliver as to what the fee is that the Park District is
15 charging the baseball league this year. Trustee Oliver stated that there are seven baseball
16 teams. The Park District is charging \$30.00 per team for field usage for the season. He
17 stated that the Park District's rationale is that the majority of the players live outside the
18 boundaries of Olympia Fields. Trustee Ormsby stated that she is happy that this was
19 brought to the Board's attention.

20
21 Administrator Mekarski stated that he could discuss this with Denise Will tomorrow and
22 suggest a reciprocal arrangement.

23
24 Trustee Pennington recommended for clarity purposes, that we identify the insured party
25 as being the "Park District's General Liability Insurance Policy" in the proposed Motion.
26 He suggested that what should be added to the Motion is "The Village is named as an
27 additional insured party under the Park District's General Liability Insurance Policy" to
28 minimize our liability.

29
30 President Pro Tem Meyers-Martin asked for a vote on the original Motion without
31 Trustee Pennington's addition regarding the insurance reference. Trustee Gibson stated
32 that she was going to vote no. She would rather see Administrator Mekarski and Denise
33 Will have a conversation.

34 **Roll Call: No (5-0) Motion Fails.**

35
36 **Motion by Trustee Gibson, second by Trustee Pennington to table this Motion until**
37 **such time that Administrator Mekarski has had a chance to talk to Director Will**
38 **concerning the Village's concerns.**

39
40 President Pro Tem Meyers-Martin stated that after they have a discussion, then the Board
41 could add the wording to the Motion previously suggested by Trustee Pennington.

42 **Roll Call: Ayes (5-0) Motion Carried.**

43
44 **The Traditions Active Adult Community – Summary of the meeting with attorneys**
45 **representing RBC to discuss the Final Asphalt Lift for Traditions Drive and a plan**
46 **to remedy the Fire Suppression System within the Quad Units – Administrator**

1 MekarSKI stated that there are two issues. One is trying to get the Final Asphalt Lift
2 completed. The Developer of this subdivision went into Bankruptcy. There is an
3 outstanding Bond that could possibly be utilized for the collection of funds,
4 approximately \$300,000.00 to complete the Final Asphalt Lift. He stated there is some
5 legal debate as to whether or not there is a default condition present, and whether that
6 would actually provide any relief. Administrator MekarSKI stated that the Village tried to
7 meet with the attorneys for the Royal Bank of Canada who has taken over the project.
8 The bank is acting as the current financier and developer. The Village Attorney has
9 suggested to RBC that the Village would sign over the Performance Bond from the
10 Surety Company and try to utilize the legal debt and the financial debt of RBC to push
11 for a legal solution on that Surety Bond.

12
13 Administrator MekarSKI stated that the second strategy is that while that legal issue is
14 pending, the Village Attorney is suggesting that the Village set up a Special Assessment
15 District, a Special Service Area. It would spread the cost of the \$300,000.00 to the
16 residents over the life cycle of the Road Paving Project, which is approximately 10 to 15
17 years. If that were done, the RBC would be considered as one of the holding interests to
18 property. The residents would get the road with the RBC paying for about 55% of it. The
19 residents would be assessed over the next 15 years to pay for the paving.

20
21 He stated that if the RBC was successful in recovering funds from the Surety Bond, the
22 Village would be repaid for the road services, and the Village would abate the Bonds so
23 that the special assessment does not go on the tax bill of the residents. He stated that if
24 nothing is done, the base course will deteriorate and the Village and the bank will be
25 stuck with an \$800,000.00 job instead of a \$300,000.00 job.

26
27 Administrator MekarSKI stated that a copy of the Executive Summary of the Fire
28 Suppression System Analysis is in the Board Packet. In the quad units there is a Fire
29 Sprinkler System that has malfunctioned. The system had to be turned off. It was leaking
30 glycol (antifreeze) and saturating the dry wall, causing the dry wall to collapse. The
31 Village had suggested very strongly that the RBC in the interest of their residents, and the
32 other remaining units that have not been sold, work towards the recommendations that
33 are contained in the Packer Study, and that is to have additional analysis made of the pipe
34 and the water samples. They also suggested looking at the failure history to determine if
35 it is an installation problem or a manufacturer's problem.

36
37 Administrator MekarSKI stated that his request this evening is for the Board's authority to
38 pursue the legal strategy as outlined regarding the road, and to approve the strategy with
39 regard to further investigations on the Fire Suppression System. If the Board is in
40 agreement with the road strategy, with both pursuing a legal interest on the Surety Bond,
41 and to setup an SSA, Administrator MekarSKI would work with the Village Attorney and
42 the Village Engineer, and probably conduct a Homeowners Association Meeting to
43 discuss it with the residents to solicit their input before it was brought back before the
44 Board.

45 **Motion by Trustee Oliver, second by Trustee Pennington to authorize the Village**
46 **Administrator to pursue the legal strategies as suggested by John Murphey, Esq.**

1 **And contact The Traditions Homeowners Association to hold a community meeting**
2 **to discuss with the Village the creation of a SSA District.**

3 **Roll Call: Ayes (5-0) Motion Carried.**

4
5 **REPORT OF VILLAGE PRESIDENT:**

6
7 There was no report in the absence of President Jones.

8
9 **UNFINISHED BUSINESS:**

10
11 The Board did not have any Unfinished Business to discuss this evening.

12
13 **NEW BUSINESS:**

14
15 **Arbor Day Celebration** –Trustee Ormsby stated that because the Village is a Tree City
16 it is the Village's obligation to present a tree. The tree will be presented to St. James
17 Hospital in front of their chapel. The celebration is tentatively set for Friday, April 30th at
18 1:00 P.M. Trustee Ormsby invited everyone to attend. Trustee Ormsby stated that Kay
19 Mangan and the Village's Landscaper chose the site. Trustee Ormsby will send an e-mail
20 to confirm the date and time.

21
22 **Tree Sharing Program** -Trustee Meyers-Martin inquired of Trustee Ormsby as to
23 whether or not the Village would be having the Tree Sharing Program with Homewood
24 this year. Trustee Ormsby stated that last year the Village did not have the Tree Sharing
25 Program with Homewood, because the Village picked its own trees. Kay Mangan worked
26 with an Arborist to pick the three trees. The trees were sold out. She believes that the
27 same thing will be done this year. Trustee Meyers-Martin inquired as to when that
28 information will be available. Trustee Ormsby stated probably in a couple of months.
29 Trustee Ormsby stated that she only budgets \$1,500.00 for that program.

30
31 **Dissolution of the Matteson Area Chamber of Commerce** – Trustee Gibson stated that
32 she thought that everyone saw the communication regarding the dissolution of the
33 Matteson Area Chamber of Commerce. She inquired as to what the Village was going to
34 do about that.

35
36 Administrator Mekarski stated that there isn't much that the Village can do. They are
37 suggesting that the local entrepreneurs contact the Southland Chamber of Commerce.
38 They are taking on new members. He stated that Matteson has incorporated its own
39 Chamber of Commerce. That is one of the reasons why the Matteson Area Chamber of
40 Commerce failed. Administrator Mekarski stated that the Village did not extend payment
41 for this year's membership. Trustee Gibson inquired as to whether or not the Village
42 should be considering whether or not it is beneficial to join the Southland Chamber of
43 Commerce. He stated that it is a policy issue for the Board to discuss. He thought the
44 Village should investigate it in the interest of the Village's Business Community to see
45 how the Chamber could help. He stated that there was a controversial issue between the
46 chamber and the Mayors and Managers Association. The chamber took a neutral position

1 against the third airport. The Mayors and Managers Association were strong advocates
2 for the third airport. Trustee Meyers-Martin stated that other towns dropped out of the
3 Southland Chamber of Commerce regarding their lack of support for the third airport.
4

5 **RESIGNATIONS AND APPOINTMENTS:**

6
7 President Pro Tem Meyers-Martin stated that she did not have any Resignations or
8 Appointments.
9

10 **CLOSED SESSION: Under Section 2(c)(3) relative to the selection of a person to fill**
11 **a Public Office -**

12 **Motion by Trustee Pennington, second by Trustee Oliver to go into Closed Session**
13 **at 9:00 P.M.**

14
15 President Pro Tem Meyers-Martin stated that this is a Closed Session under Section
16 2(c)(3) relative to the selection of a person to fill a Public Office.

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

18
19 **RETURN TO OPEN SESSION:**

20
21 **Motion by Trustee Gibson, second by Trustee Oliver to return to Open Session at**
22 **9:30 P.M.**

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

24
25 **ADJOURNMENT:**

26
27 **Motion by Trustee Pennington, second by Trustee Gibson to adjourn at 9:30 P.M.**

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

29
30 **Respectfully submitted by Faith Stine.**

31
32