

1 **MINUTES OF THE VILLAGE OF OLYMPIA FIELDS**
2 **REGULAR MEETING OF THE BOARD OF TRUSTEES**
3 **Held on October 12, 2009**

4
5 The Regular Meeting of the Board of Trustees was held on Monday, October 12, 2009, at
6 the Olympia Fields Village Hall and was called to order by President Jones at 7:30 P.M.
7 Cub Scout Pack 112 posted the colors. They led the assembly in reciting the Pledge of
8 Allegiance. (There was a round of applause) President Jones thanked Reverend Tichenor
9 for bringing the Cub Scouts to the meeting. He also thanked the parents of the Cub
10 Scouts. (There was a round of applause). President Jones invited the Cub Scouts to come
11 back any time. The Clerk called the roll.

12
13 Present: Trustees – Gibson, Ormsby, Oliver, Pennington, Nale, and Meyers-Martin
14 President Linzey Jones
15 Village Clerk, Judi Kay Rangel
16 Village Administrator, David Mekarski

17
18 Absent: None.

19
20 **MINUTES:**

21
22 **Motion by Trustee Gibson, second by Trustee Meyers-Martin to approve the**
23 **Minutes of September 28, 2009, as amended.**

24 **Voice Vote: All Ayes (6-0) Motion Carried.**

25
26 **BILLS FOR APPROVAL:**

27
28 President Jones stated that he has Bills for Approval totaling \$237,840.65. President
29 Jones stated that the two main components of that amount are \$40,000.00 for the Village
30 of Oak Lawn for water, and \$150,000.00 to Robinson Engineering for the Sewer Project.

31 **Motion by Trustee Pennington, second by Trustee Meyers-Martin to approve the**
32 **payment of bills for October 12, 2009, in the total amount of \$237,840.65.**

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

34
35 **COMMUNICATIONS AND PETITIONS:**

36
37 President Jones opened up Communications and Petitions at 7:35 P.M.
38 **Crossover from Travers to Graymoor** – Mrs. Taffy Mack who resides at 71 Graymoor,
39 stated that she is before the Board again to plead for something to be done about the
40 safety issue at Joe Orr Road. She stated that there have been suggestions and concerns
41 from others. Mrs. Mack stated that Reverend Tichenor informed her about an
42 organization called "PlaceMakers" that serves to calm traffic by way of sidewalks,
43 landscaping, and upgrading landscaping to signify that this is a residential area. The
44 placement of a sign stating "Children at Play" might be helpful. She suggested that a
45 partnership with the other affected areas would be helpful. Those affected areas would
46 include: Marian Catholic High School, Cook County Homeowners, Graymoor, and

1 Wysteria. Mrs. Mack would like to see the speed limit lowered in that area. Mrs. Mack
2 stated that there have been two fatalities in that area. She thought that Mr. Francisco was
3 going to contact somebody from the Cook County Highway Commission to inquire about
4 lowering the speed limit on Joe Orr Road. Mrs. Mack hopes that something can be done.
5 She thanked the Board for their time.

6
7 President Jones stated that we all applaud your commitment to this issue. He urged Mrs.
8 Mack to speak with Mr. Francisco, who is the President of the Graymoor Homeowners
9 Association, and to speak with the Wysteria Homeowners Association about the other
10 ideas that were discussed with Reverend Tichenor to see if they support some of those
11 ideas. President Jones stated that the statistics, in terms of overall traffic stops, and in
12 terms of behavior on the roadway, have not generated a reaction by the County that they
13 ought to change the speed limit on Joe Orr Road. The statistics do not refer to the number
14 of fatalities. President Jones was aware of only one fatality. He stated that the engineers
15 would say sometimes that lowering the speed could create its own safety issues. Cook
16 County has to look at these issues from a liability standpoint as well as a safety
17 standpoint.

18
19 President Jones stated that if the two Olympia Fields Homeowners Associations get
20 together, along with Reverend Tichenor's neighborhood, and they come together a bit
21 more uniformly on this issue, perhaps there would be more of a reaction from the County.
22 He stated that the Village has a good relationship with the City of Chicago Heights. If
23 those groups come up with ideas that would involve the Chicago Heights leadership,
24 President Jones is sure that they can bring it to bear before them. President Jones stated
25 that he applauded Mrs. Mack's efforts and he encouraged her to communicate with those
26 groups. He stated that the County is a slow beast to move. President Jones closed
27 Communications and Petitions at 7:40 P.M.

28
29 **FINANCE:**

30
31 **August 2009 Financial Statements** – Trustee Pennington stated that we are now four
32 months into our fiscal year. This evening he will be reporting on the revenue and
33 expenses incurred for the period ending August 31, 2009.

34
35 **Corporate Fund** – Trustee Pennington stated that the Village budgeted for a deficit for
36 the month of August, due to the continued timing issues of revenues due and owing the
37 Village. Although, the Village budgeted for a deficit, the Village did experience some
38 revenue highlights in August. The revenues in the Corporate Fund exceeded the Village's
39 budgeted sum by \$1,620.00, or 5% of the Budget. The Village's revenue Budget for
40 August was \$273,873.30. The Village's actual realized revenue for this period was
41 \$275,493.36. The Village realized increased revenues in the following line items: Real
42 Estate Tax, Building Permit Revenue, Towing and Impound Revenue, and Cable TV
43 Revenue. The Village did experience decreases in the following revenue line items: Sales
44 Tax Revenue was down by 6%. RedFlex was down by 10%. Investment Income was
45 down 14%. Utility Tax Revenue was down 24%.

1 Trustee Pennington stated that with regard to the State Income Tax Revenue, although the
2 Village budgeted for this revenue line item, the Village did not realize income for this
3 period. This is attributed to timing and the anticipated disbursement of funds to the
4 Municipality from the State of Illinois. The Village's expenses exceeded the budgeted
5 expenses for August by \$7,350.15. The Village budgeted the sum of \$398,019.19. The
6 Village's actual expense figures incurred were \$405,369.33, or 2% over Budget. The total
7 fund deficit budgeted was \$124,145.89. The total fund actual for the month of August
8 was a deficit \$129,875.97. The fiscal year to date actual, plus encumbrance for August is
9 a deficit \$393,237.01.

10
11 **Water Fund** – Trustee Pennington stated that the revenue in the Water Fund was above
12 plan for this period. The Village budgeted revenue at \$89,141.87, and realized actual
13 revenue of \$104,045.55, or 17% above plan. Expenses incurred in this fund were also
14 above plan by 5%. The Village budgeted the sum of \$77,378.79, and incurred \$80,735.32
15 in this period. The budgeted total resulted in a surplus of \$11,762.88. The Village's actual
16 was a surplus \$23,311.23. The fiscal year to date actual, plus encumbrance for the month
17 of August is at a deficit status of \$2,278.57.

18
19 **Sewer Fund** – Trustee Pennington stated that the Village's realized revenue in the Sewer
20 Fund was \$58,884.51, against a budgeted amount of \$55,974.00. The Village's budgeted
21 expense for August was \$92,341.45. The Village had actual expenses of \$98,564.83. This
22 resulted in a total expense budget deficit of \$36,367.45. The actual fund balance was a
23 deficit \$39,680.32. The fiscal year to date actual, plus encumbrance in this fund is a
24 deficit \$571,138.39.

25
26 **Investments** – Trustee Pennington stated that the Village Investment Portfolio is divided
27 into Certificates of Deposit and Money Markets. Trustee Pennington stated that as of
28 August 31, 2009, the Certificate of Deposit Portfolio totaled \$4,188,562.25. The Money
29 Market Portfolio totaled \$606,066.59. The combined Village Investment Portfolio is
30 \$4,792,655.97.

31
32 President Jones wanted to remind the Board that the accounting deficit that is in the
33 Sewer Fund is largely due to the dollars that were not spent in the last fiscal year. That is,
34 approximately, \$1,000,000.00. Those funds are being used in this fiscal year. From the
35 accounting standpoint, that revenue can't be shown again, but it is there.

36
37 President Jones stated that the Village has received verbal authorization from the IEPA to
38 proceed with the bid for the next phase of the Sewer Rehabilitation, which is a clear
39 signal from the IEPA that the Village's Loan Application had been accepted. The
40 \$500,000.00 in engineering expenses that the Village incurred in this fiscal year to
41 advance the engineering for that project will be reimbursed by the State Funding. The
42 Village will return to a surplus of, approximately, \$1,000,000.00 in the Sewer Bond
43 Fund. A portion of that will be used for the Graymoor Lift Station Project. One-fourth of
44 the funds are treated as a Grant. The remaining three-quarters of the funds are loaned to
45 the Village at zero percent interest.

1 **BUILDING:**

2
3 **Ordinance #2009-17** – Trustee Ormsby stated that she is presenting an Ordinance to
4 amend the Village's current fee structure imposed on residential property for
5 miscellaneous construction. Trustee Ormsby stated that during the summer a resident
6 came in and complained about the high cost of her Permit to replace her garage door. The
7 resident had done comparisons with the other Villages. Trustee Ormsby stated that she,
8 along with Trustee Gibson and John McDonnell, worked to identify changes to make the
9 fees comparable to the surrounding communities. She stated that there is a Memo in the
10 Board Packet from Mr. McDonnell.

11
12 Mr. McDonnell, the Building Commissioner stated that we reduced our Minimum Permit
13 Fee from \$105.00 to \$50.00. They eliminated the Application for a Permit, which was
14 something that the surrounding communities do not have. They cut the portions for a
15 Minimum Permit for miscellaneous items, such as garage doors, front doors, siding,
16 roofs, and things like that. Trustee Gibson stated that you do not have to look at certain
17 points within the structures of the Ordinance to find what you need for simple repairs.

18
19 President Jones applauded the Building Liaison, Planning Liaison, and the Building
20 Department for responding to this. He stated that the resident came to the Board
21 regarding this issue about 60 days ago. This reduces the initial fee by over 50%. President
22 Jones stated that he believes that this is good and he would recommend it.

23 **Motion by Trustee Gibson, second by Trustee Oliver to approve on First and**
24 **Second Reading proposed Ordinance No. 2009-16 – a Motion amending various**
25 **sections of Chapter 9, "Fees," Article II, "Building and Construction: Zoning," of**
26 **the Olympia Fields Code; providing for a fee reduction on fees associated with**
27 **residential miscellaneous permits.**

28 **Trustee Ormsby stated that it is Ordinance No. 2009-17. President Jones inquired as**
29 **to whether or not with that correction it has been moved and second. Trustee**
30 **Gibson and Trustee Oliver stated yes.**

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

32
33 President Jones asked Administrator Mekarski to have Mr. McDonnell send a letter to the
34 resident that raised this issue, just to let her know what has taken place. Trustee Ormsby
35 stated that would be great.

36
37 **PLANNING:**

38
39 **New Resident Reception** - Trustee Gibson stated that the New Resident Reception
40 would be held on Saturday, October 17th at Village Hall. The Presidents of the
41 Homeowners Associations will meet at 9:00 A.M. The New Resident Reception will be
42 held at 10:30 A.M.

43
44 President Jones stated that he, along with Administrator Mekarski and John McDonnell
45 would be there. He stated that a representative from the police department would
46 probably be there. Trustee Gibson stated that she would be there as well.

1 **PUBLIC WORKS:**

2
3 **2009 Drainage Improvements – Bid Award Recommendation** – Trustee Oliver stated
4 that Baxter & Woodman has provided a Memo regarding the Public Works Drainage
5 Improvements Awarded Bid. There were five bids for the project. It is the
6 recommendation of Baxter & Woodman that the Village consider the bid of Alpha
7 Construction out of Hazel Crest. Trustee Oliver stated that it is his understanding from
8 Baxter & Woodman that this is a big company. It is a very reputable company. They have
9 been doing business in the Village for a number of years. Baxter & Woodman would
10 strongly support this for approval.

11
12 President Jones inquired of Mr. Alexa as to what neighborhoods these projects are in. Mr.
13 Alexa stated that there are two locations in Graymoor, Fairway Estates, which is at
14 Chariot and Promethian, and Suburban Woods. There is a section on Greenwood and in
15 the Arcadia Subdivision along 203rd Street. President Jones stated that we are hitting each
16 of the neighborhoods that have had some storm water issues. We are trying to do some
17 further amelioration of Storm Water Management in each of these neighborhoods. Mr.
18 Alexa stated that we are going to try to get it completed this fall.

19 **Motion by Trustee Gibson, second by Trustee Ormsby to accept the lowest and best**
20 **bid from Alpha Construction Company in the amount of \$49,018.00; and**
21 **authorizing the Village President to enter into contractual agreements accordingly.**

22
23 Trustee Nale inquired of Mr. Alexa as to what Parkway Restoration included. Mr. Alexa
24 stated that is landscaping.

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

26
27 **2009 Drainage Improvements Engineering Services Agreement – Baxter &**
28 **Woodman** – Trustee Oliver stated that a secondary item to that is the work that will be
29 done by the Engineering Firm of Baxter & Woodman. They are billing the Village for a
30 sum not to exceed \$10,000.00 to provide this work.

31 **Motion by Trustee Pennington, second by Trustee Nale to authorize the Village**
32 **President to enter into a Service Agreement, No. 090904.60 with Baxter &**
33 **Woodman for Engineering Services associated with the 2009 Drainage**
34 **Improvement Construction Program for an amount not to exceed \$10,000.00.**

35
36 President Jones inquired of Mr. Alexa as to what the Village budgeted for this. Mr. Alexa
37 stated that \$70,000.00 was budgeted for this. President Jones stated that with what the
38 Village has already paid Baxter & Woodman and these two contracts, the Village would
39 be under Budget by a few thousand dollars. He stated that these are good projects. It will
40 provide some additional Storm Water Management relief to each of the affected
41 neighborhoods.

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

43
44 **Water Tower Painting Project – Bid Rejection** – Trustee Oliver stated that there is a
45 Memo in the Board Packet from Mr. Alexa regarding the Water Tower Painting Project.
46 The Memo from Mr. Alexa suggests that the Village do the bids again. The lowest bid

1 that had been received was suppose to provide some additional information, and
2 corresponding monies associated with that, regarding a shroud to protect the homes and
3 properties of the residents. The bid that was submitted in the amount of \$362,000.00 did
4 not include that. If that were included, the bid would come closer to what the other three
5 lower bids were, which is in the \$600,000.00 range. Trustee Oliver stated that due to the
6 fact, the lowest bid did not include that shroud; it is the opinion of Mr. Alexa and Baxter
7 & Woodman that the Village does the bids all over again.

8
9 Mr. Alexa stated that this is for containment. The lowest bidder left that base price out for
10 containment. It is like a curtain that is placed around the water tower. This protects the
11 buildings, parking lots, and vehicles so that the paint doesn't fly and splatter on the
12 buildings and vehicles when the water tower is being painted. Mr. Alexa stated that it is
13 his recommendation to rebid the project.

14 **Motion by Trustee Gibson, second by Trustee Ormsby to reject all bids received on**
15 **September 16, 2009 associated with the Water Tower Painting Project and**
16 **authorize Baxter & Woodman to advertise for a new bid for said project.**

17
18 Trustee Meyers-Martin stated that she had a question about the delay that this will cause
19 because Public Works is rebidding on the project. Mr. Alexa stated that this was
20 scheduled for the spring and fall of next year so it won't create a problem whatsoever.

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

22
23 **2009-2010 Snow Removal Contract Award Recommendation – 203rd Street and**
24 **211th Street Lots** – Trustee Oliver stated that the final report has to do with the Metra
25 Snow Removal Bid Recommendation. In the Board Packet is a Memo from Mr. Alexa
26 concerning the bids that the Village received for this year's Metra Snow Removal.
27 Property Care Management came in as the lowest bid of \$27,494.00. Property Care
28 Management sent a letter of concern to the Board. There was a rebuttal to the letter from
29 Mr. Alexa, as well as some follow-up from Property Care Management. Trustee Oliver
30 stated that Mr. Readey from Property Care Management is in the audience this evening.
31 The Board did not have any questions of Mr. Readey.

32
33 President Jones stated that he did not have a recommendation. President Jones stated that
34 the Board has three choices. 1. The Board has the legal authority to accept the lowest bid,
35 which is Property Care Management. 2. The Board has the factual basis to reject Property
36 Care Management's bid in total, and accept the next lowest bid, which is GT&L. 3. The
37 Board can throw out all of the bids, and the Village can negotiate directly with GT&L
38 and Property Care Management on splitting the contract between the two of them. One
39 would get the 211th Street Lot, and one would get the 203rd Street Lot and the bike path
40 associated with the 203rd Street Lot Contract, assuming that they are willing to split it.

41
42 Trustee Gibson stated that she believes that they have an important decision to make. She
43 stated that the Board has a recommendation from the Director of the Department of
44 Public Works. In her opinion, he has always been very professional, and has served this
45 community very, very well. She is not saying that the Village should rubber-stamp
46 everything that anybody else says. Trustee Gibson stated that she trusts Mr. Alexa's

1 decision and his recommendation. She believes that they have everything in the Board
2 Packet.

3
4 Trustee Ormsby stated that she wanted to reiterate what Trustee Gibson said. Her first
5 concern for this Village is always safety, and safety was not met with the contract last
6 year. Trustee Ormsby stated that she respects Mr. Alexa. Mr. Alexa has always kept the
7 Village at the forefront of what we should be doing. She stated that we are an open
8 Board. We always have been. She is going to accept his recommendation of GT&L.

9
10 Trustee Oliver stated that he concurs with the Board Members that have spoken so far
11 about the confidence in the Public Works Director. He stated that like other Board
12 Members, he too rides the train Monday through Friday to get downtown. He has known
13 in the past that there was a stark difference in terms of the maintenance of those lots.
14 Trustee Oliver stated that business wise; GT&L is a pretty good operator in terms of its
15 timely snow removal. He stated that it isn't just his say so, but with people that he walks
16 with through the lots. It is a noticeable improvement. He also likes having the benefit of
17 our residents being involved with doing some of these kinds of work. He stated that one
18 of the things that the Board could do, if it was so inclined, is to consider letting this
19 project to the two lowest bidders, and having more conversations on a periodic basis.
20 Trustee Oliver would like the consideration of both bidders be considered.

21
22 Trustee Pennington stated that in the interest of full disclosure, he had to advise the Board
23 that he was aware of the initial letter a couple of weeks ago. Trustee Pennington stated
24 that he has complete confidence in the Public Works Director, Mr. Alexa. He does a good
25 job for the Village. We value his operation. We value his insight. He wanted to make that
26 clear to Mr. Alexa. Trustee Pennington stated that he is all for giving residents who have
27 businesses a shot at working for the Village. Property Care Management has had this
28 contract in the past, and there have been some issues in the past. Last year was kind of an
29 unusual winter. During last year's winter, there were no incidents of injuries in either
30 parking lot. We also had a situation where there was complete icing over snow. That
31 makes it difficult for most companies to keep on top of it. Trustee Pennington stated that
32 he takes exception to the way the letter was presented. The author of the letter
33 overstepped the company's bounds by coming directly to us. If there were specific issues,
34 those issues should have been directed to the Director of Public Works. If it was not
35 cleared up, then it should have been directed to the Village Administration. And if it
36 wasn't cleared up, then it should have been brought to President Jones. That was not done
37 and that disturbs him. Trustee Pennington stated that we should never go over the heads
38 of the President or the Administration just to get a deal done. He takes exception to that.

39
40 Trustee Pennington stated that it was his thought, and he concurs with Trustee Oliver that
41 the Board should reject the bids, split the contracts, and negotiate directly with the
42 principals at Property Care Management and GT&L, if they are so inclined to do that. If
43 they do not want to negotiate in those terms, it is Trustee Pennington's recommendation
44 that the Board offer the contract to the lowest bidder.

1 Trustee Nale stated that she believes that Trustee Pennington expressed himself very,
2 very well. She believes that there was a lack of communication somewhere along the line.
3 She doesn't know where the lack of communication was. She does not feel that it is her
4 responsibility to determine that. Trustee Nale stated that she does respect Mr. Alexa's
5 opinion very, very highly. She believes that the Board should go ahead with GT&L. She
6 believes that the Village should go with just one company. She would like to see
7 correspondence between GT&L and Mr. Alexa throughout the coming year.

8
9 Trustee Meyers-Martin stated that she has the utmost confidence in Mr. Alexa. She stated
10 that the Board has always trusted his opinion. As far as this controversy, and the issues
11 that have arisen because of this contract, she is very saddened by it. She stated that
12 usually that is not how business works here in Olympia Fields. She does not recall being
13 aware of the complaints that had been alluded to in the Memo and the number of times
14 that the Village had to get in contact with Property Care Management. She is at a loss as
15 to the benefit of splitting the contract. Trustee Meyers-Martin was under the impression
16 that special equipment was needed to clear the bike path due to the special surfaces. Mr.
17 Alexa stated that you need a small piece of equipment, whether it is a Skid Steer Loader
18 or a small pickup truck with a plow. Mr. Alexa stated that both companies have that
19 special piece of equipment to clean the bike path. President Jones stated that the bike path
20 was not an issue. Trustee Meyers-Martin stated that she is saddened by this whole
21 situation. She would go with the recommendation of Mr. Alexa as far as accepting the
22 second bidder, just because of the problems that might arise from splitting that contract.

23
24 President Jones stated that he would provide a little guidance to the Board. He stated that
25 if there is a Board Member that wishes to make a Motion, essentially, in support of
26 accepting the lowest bidder that is pretty straightforward. If there is a Trustee that wishes
27 to make a Motion in favor of accepting GT&L's bid, then the Motion should be a Motion
28 to reject the bid of Property Care Management for performance related reasons, that in
29 the opinion of that Trustee render them not a responsible bidder. And then the second
30 portion of that Motion would be to accept then the bid of the then lowest bidder, GT&L,
31 Inc. for the 2009/2010 Snow Removal Contract for 203rd Street and 211th Street. If there
32 is a Trustee that wishes to Motion in favor of splitting the contract, then it is a Motion to
33 reject all bids, and to authorize the Village Administration to negotiate with both Property
34 Care Management and GT&L to split the contract.

35 **Motion by Trustee Oliver, second by Trustee Pennington to reject all bids and ask**
36 **the Village Administrator to renegotiate the contracts, split the difference between**
37 **GT&L and Property Care Management.**

38
39 President Jones stated that Motion could be amended. He stated that we can take that on a
40 straight up or down bid Motion, or the Motion can be amended in its entirety if there is a
41 Motion and a second to do so. The amendment could eviscerate that Motion. Trustee
42 Pennington stated that he moves that the Board go on a straight up or down Motion.
43 There was no objection by the Board. There were no Motions to amend.

44
45 **President Jones stated that the Motion before the Board is to reject all bids and to**
46 **direct the Village Administration to negotiate with both property Care Management**

1 **and GT&L for a contract with each of them for one of the parking lots. Trustee**
2 **Pennington and Trustee Oliver agreed that President Jones fairly stated their**
3 **Motion.**

4
5 Trustee Meyers-Martin inquired of President Jones that if the Board votes to split the
6 contract, how is it decided what job goes to each company. President Jones stated that he
7 would do that. Trustee Gibson inquired of President Jones that if that is voted up, and one
8 of the other company's decides they don't want to negotiate then what happens. President
9 Jones stated that he would be back before the Board then.

10
11 President Jones stated that GT&L are willing to split the contract. He stated it is more
12 efficient to have both lots. They can marshal more equipment and get it out there sooner.
13 He stated that they have a much larger commitment to do the work if they have both lots.
14 President Jones inquired of Mr. Readey as to whether or not he was willing to negotiate
15 on one lot. Mr. Readey stated yes.

16 **Roll Call Vote: Trustees Gibson, Ormsby, and Meyers-Martin voted no. Trustees**
17 **Oliver, Pennington, and Nale voted yes. President Jones voted present.**
18 **President Jones stated that Motion fails for lack of a majority.**

19
20 **Motion by Trustee Ormsby, second by Trustee Gibson to reject the bid of Property**
21 **Care Management for less than acceptable performance, and accept the bid of**
22 **GT&L.**

23 **Roll Call Vote: Ayes (5-0) Trustee Pennington voted Present. Motion Carried.**
24

25 **HUMAN RESOURCES:**

26
27 Trustee Nale stated that she did not have a formal report this evening.

28
29 **PUBLIC SAFETY:**

30
31 **Public Safety** - Trustee Meyers-Martin stated that she had a few updates on Public
32 Safety. The police department was awarded a Grant for the Bulletproof Vest Body
33 Armor. She stated that is coming from the Bureau of Justice Assistance. The Grant will
34 provide one-half the cost as reimbursement for those vests.

35
36 Trustee Meyers-Martin stated that the police department also received a Grant for two,
37 Mobile Squad Car Computers. That Grant is for 100%. The police department is looking
38 at another Grant that will be a 75%/25% Grant for additional Mobile Squad Car
39 Computers.

40
41 Trustee Meyers-Martin stated that on October 14th, Chief Chudwin and other emergency
42 personnel from surrounding communities will be on a conference call regarding the
43 H1N1 Vaccinations and how that plan will proceed in Cook County. That is in
44 conjunction with the Cook County Department of Public Health. She believes that the
45 vaccinations will start in the schools. She stated that they are looking at schools and

1 Municipalities as far as the availability of the H1N1 Vaccination. After the conference
2 call, she will have more information on how those vaccinations will take place.

3
4 **REPORT OF VILLAGE ADMINISTRATOR:**

5
6 **Preliminary Redevelopment Agreement – Former Harold Motors Property – TIF**
7 **Reimbursement** – Administrator Mekarski stated that this is for a simple modification of
8 an Agreement that came before the Board at an earlier meeting. This is the Preliminary
9 Redevelopment Agreement with the new owner of the former Harold Motors Property.
10 The Village Attorney requested some changes prior to the execution of that contract. 1. A
11 limited liability corporation was named rather than the property owner by name. 2. A
12 ceiling was set at a 50% rate as set forth in the contract, which covers the Village's
13 Planning Fees and the Legal Fees.

14 **Motion by Trustee Pennington, second by Trustee Oliver to authorize the Village**
15 **President to enter into a Preliminary Redevelopment Agreement with Olympia**
16 **Fields, LLC as recommended by the Village Attorney in his Memo of September 29,**
17 **2009, providing for shared costs in the production of the TIF Plan for the**
18 **Lincoln/Western Corridor and reimbursement to the developer for all expenditures**
19 **associated herein from future incremental revenue captured from the authorized**
20 **TIF District.**

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

22
23 **NSP Funds** – President Jones asked Administrator Mekarski to give a brief report on the
24 NSP Funds. Administrator Mekarski stated that the Board Members were aware that
25 there has been at least two application processes for the Neighborhood Stabilization
26 Funds. These are funds coming in from the Federal Government and they are channeled
27 through the County or the State to help our region with the foreclosure crisis. The first
28 round to the State, the Village sat that application process out. That was done on a
29 regional interest to try to ensure that some of our more needy communities, Dolton,
30 Harvey, Markham score a higher probability of receiving those funds. Not a single
31 application for any community within the Chicago Southland was awarded by the State
32 of Illinois, including the consortiums or the model application process that has been given
33 acclaim by the Housing and Urban Development. The consortium attempted to go out
34 and appeal on that process. It doesn't look like the appeal is adequately being addressed.
35 The Governor has stepped in and indicated that there may be an opportunity to get
36 \$20,000,000.00 in funding from an alternate source the State has from Housing and
37 Urban Development for flood damage. Since the County was named as a Disaster Area
38 there may be some limited dollars to save the first series of applications.

39
40 Administrator Mekarski stated that the second round was about \$28,000,000.00, which
41 the Village did go in for. That was NSP monies coming from the Federal Government
42 and going to Cook County. In that application, the Village put in for the purchase and
43 rehabilitation of five foreclosed homes, the demolition of two foreclosed homes, the
44 completion of the improvements for The Traditions Road Paving Project, which was
45 around \$272,000.00. There was another \$500,000.00 or \$600,000.00 for rehabilitation of
46 the Fire Suppression System within The Traditions, which is causing a constraint for the

1 sale, and also the safety of those units, which were required to have sprinklers because
2 the units were attached. The County has given the Village a verbal indication that they
3 are excited about the Olympia Fields Application for The Traditions. A member of the
4 Metropolitan Housing Development Corporation will be meeting with Administrator
5 Mekarski, Gregg Szilagyi, and John McDonnell, to review all the information that the
6 Royal Bank of Canada has, so that they can feed that into our Development Corporation
7 and be ready to move the project should the Village get an award from the County to go
8 forward. The application was for \$75,000,000.00. There may be only \$20,000,000.00.
9 There is word that the total application given to the consortium will be about
10 \$10,000,000.00. Administrator Mekarski stated that we might only be able to accomplish
11 one-seventh to one-tenth of our accomplishments. President Jones may have to ask this
12 Board to prioritize the application. The Board may have to make a decision to put the
13 money towards The Traditions, or towards the demolition of the two foreclosed homes,
14 or towards the rehabilitation of five foreclosed homes.

15
16 President Jones stated that the overall news is positive. He wanted the Board to know that
17 there will be some significant dollars available to deal with some of the issues in The
18 Traditions. He believes that is the priority. He stated that the Board will tell him what the
19 priority is, but in his own view he believes that The Traditions should be the priority as
20 opposed to a couple homes that the Village would want to demolish, or five houses that
21 the Village could rehabilitate and put back on the market. He stated that the market is
22 starting to deal with this. President Jones stated that we are seeing more of the foreclosed
23 homes that were vacant, being rehabilitated and put back on the market.

24
25 **REPORT OF VILLAGE PRESIDENT:**

26
27 **Valero – Gas Depot Liquor License Request** – President Jones stated that at the last
28 Board Meeting there was a second presentation from the Valero Gas Station located at
29 Lincoln Highway and Western Avenue. Representatives from Valero are in the audience
30 this evening. President Jones asked Administrator Mekarski to have the Village Attorney
31 prepare an Ordinance that would increase the number of licenses available in the Village
32 to provide for a Beer and Wine License that doesn't currently exist in the Code. If the
33 Board approves the Ordinance, the Liquor Commissioner would review the pending
34 application on its merits.

35 **Motion by Trustee Pennington, second by Trustee Ormsby to approve on First and**
36 **Second Reading, proposed Ordinance No. 2009-16 – An Ordinance amending**
37 **Section 4-35, "Maximum Number," of Chapter 4, Article II, "Licenses," of the**
38 **Olympia Fields Village Code.**

39
40 President Jones stated that there is a Memo in the Board Packet from Chief Chudwin
41 indicating that the police department has no objection to issuing the B2 Liquor License to
42 Valero. He stated that the Public Safety review has been concluded. Trustee Meyers-
43 Martin stated that she was in agreement that the Public Safety review has been
44 concluded. President Jones stated that the Board previously received the Policies and
45 Procedures from Valero. The Board heard their economic argument, in terms of their
46 proximity to a competitive business in the City of Chicago Heights.

1 Trustee Gibson inquired as to whether or not the detail review with the management has
2 been done with regard to the stipulated items that Chief Chudwin has put forward.
3 Administrator Mekarski stated it had been done. He stated that a lot of the items are
4 specified in the Policies and Procedures that were previously presented to the Board. He
5 stated that Chief Chudwin did a thorough examination of those and he felt satisfied with
6 them. The hours are regulated by the Ordinance.

7
8 President Jones stated that the hours that they can sell the beer and wine are as follows:
9 10:00 A.M. to 12:00 A.M. Monday through Saturday, Noon to 10:00 P.M. on Sunday,
10 New Year's Eve, 10:00 A.M. to 10:00 P.M. President Jones stated that if the Board
11 approves the Ordinance, that in his role as Liquor Commissioner, he will ensure that
12 every item on Chief Chudwin's list is agreed to and implemented.

13 **Roll Call: Ayes (5) Trustee Oliver voted no. Motion Carried.**

14
15 President Jones thanked the representatives from Valero for coming this evening. He
16 stated that he appreciated both of their presentations. Whatever conversations he has to
17 have with them as Liquor Commissioner, he will do that by the end of this week.
18 Administrator Mekarski stated that we still have to complete the background checks.
19 President Jones stated that hopefully we would be done with this in two weeks. He will
20 make the final determination on issuing the Liquor License.

21
22 Mr. Nick Tanglis stated that he would be in contact with Administrator Mekarski. He
23 thanked the Board for tolerating their presence for the last few months. President Jones
24 stated that he thought they made a very good presentation. He stated that it was educating
25 about the needs of this business. He stated that it turned his mind around. He didn't start
26 out supporting this idea.

27
28 Trustee Oliver stated that he appreciates what they have done on that corner as well. He
29 stated that not just the exterior, but also the interior of the store really looks nice. It is
30 well lit. He stated that it is a nice looking store. Mr. Tanglis stated that they hope to
31 improve it. Trustee Ormsby stated to please keep improving on that because it is a
32 gateway to the Village. Mr. Tanglis stated that they would make every effort to see that
33 they gain the Village's respect and its business. He thanked the Board for their time.

34
35 Trustee Gibson stated that they did lose a little of her business last week. She stopped in
36 to use her credit card and they wouldn't take it. She stated that sometimes you have to be
37 sure that the machines outside are working. Mr. Tanglis stated that there is an upgrade of
38 \$5,000.00 per dispenser for PCI compliance, which is Payment Card Industry compliance
39 for the protection of the citizen with Debit Cards and Credit Cards. It is mandatory. It is
40 an upgrade that has to take place within the next 18 months. They will be putting in
41 \$65,000.00 in order to be in compliance.

42
43 **Tree Sharing Program** – President Jones passed out a letter from The Traditions
44 regarding the purchase of the trees. He asked Trustee Ormsby to inform Cindy Saenz
45 about the amount of money that is needed so that a check can be cut. Trustee Ormsby
46 stated that The Traditions were very, very grateful for the trees. President Jones inquired

1 of Trustee Ormsby as to whether or not they are in agreement as to where to locate the
2 trees. She stated that Mr. Alexa worked with her on that. Mr. Alexa stated that three trees
3 were planted by the Club House area. Trustee Ormsby stated that is where the additional
4 expense came from.

5
6 **UNFINISHED BUSINESS:**

7
8 **Olympia Fields Education Commission Partnership with Rich Central** – Trustee
9 Ormsby inquired of Trustee Oliver and Administrator Mekarski as to what happened with
10 the bus trip for the students from Rich Central to Navy Pier for the College Fair.

11
12 Trustee Oliver stated that we were quite ambitious when we thought that we might have
13 250 to 300 students from Rich Central that would attend the College Fair. He stated that
14 there was one bus with 26 students and 14 parents. Mr. Owens, the Assistant Principal
15 from Rich Central and Detective Mark Akiyama went along as well. He stated that this
16 was a Pilot Program. They realized that this is something that should be placed on the
17 School Calendar now, so that they can start preparing for it for next year. He stated that
18 there were 400 or 500 schools from around the country there, and a representative from
19 the University of London was there. He stated that it was amazing how many students
20 were there from around the city. They were impressed with the level of dress that some of
21 the kids had from other schools. One of the recommendations for next year is that we find
22 a way to identify our students. He stated that there is a presence about the kids that come
23 in and they are well groomed and well dressed. He stated that it makes a statement to the
24 schools that will be receiving them. The high school was not prepared to the degree that
25 they would have liked. They got the information out a little late. They did see twice as
26 many students that went with their parents rather than riding the bus.

27
28 He stated the other thing that was brought to their attention from the School
29 Administration is a liability issue. There is a liability issue on Saturday that once the
30 students return to the school, if the parents aren't waiting in the parking lot to pickup the
31 students; the Administration has to wait for the parents to arrive. Trustee Oliver stated
32 that a report would be prepared and presented to the Board, identifying the schools that
33 were at the College Fair. The report will include photos of the students and the parents.
34 He believes that it was a wonderful trip for the students that attended the College Fair. He
35 thanked the Board on behalf of the Education Commission for allowing the Commission
36 to have the funds for this event.

37
38 **Community Forums for Superintendent** – Administrator Mekarski stated that everyone
39 should have received a postcard in the mail announcing three Forums. He stated that this
40 is probably the single most important decision that our High School District is about to
41 make, and that is for the selection of the next Superintendent. He stated that we know that
42 we have a tremendous challenge in our high schools. 30% to 40% of the Junior Class is
43 not being permitted to take the PSAT/ACT Test, because they are not technically defined
44 as a junior. Out of the students that are taking the test, 44% of those students are meeting
45 or exceeding the State Minimum Standards. The Education Commission finds that
46 deplorable. This Board passed a Resolution containing a six-page report from an

1 Executive Search Firm calling for the School Board to have an open, Democratic,
2 deliberative community driven process for Superintendent. Two Forums are scheduled
3 for October 15th. One Forum will be at Rich East and one will be at Rich South. They
4 begin at 6:00 P.M. On October 21st a Forum will be held at Rich Central at 6:00 P.M. The
5 School Board has not accepted the Education Commission's recommendation to setup an
6 Advisory Interview Panel. The Education Commission is calling for that panel to be
7 comprised of a representative from Governors State University, Prairie State College, a
8 representative from a leading teaching institution in the region, and from area
9 Superintendents and our feeder Superintendents like Dr. Davis. They would look at the
10 top five candidates and give candid remarks to the School Board. The residents could
11 help push for that Advisory Interview Panel at the Forums. Administrator Mekarski
12 believes that Bev Sokol is working on launching a Grass Roots Campaign to call
13 residents out.

14

15 President Jones stated that we have a School Board Member in the audience, Dr. David
16 Morgan. He stated that he hopes that Dr. Morgan received a copy of the analysis that was
17 done by the professional. President Jones hopes that Dr. Morgan will be a strong
18 advocate at the Board level to take a look at some of the ideas. President Jones believes
19 that the position for Superintendent has to be an open process with outside input. He is
20 glad that Dr. Morgan is here tonight and can take that back to the Board. He thanked Dr.
21 Morgan for attending the meeting.

22

23 Trustee Gibson inquired of Administrator Mekarski as to whether or not the visit that the
24 two of them made to Superintendent Hunigan was helpful, when they found out that there
25 were only a few kids and parents signed up for the College Fair. Administrator Mekarski
26 stated that he thought it was helpful. Superintendent Hunigan authorized the school to do
27 the auto dialer. They got the teachers to put the word out at the last period. He stated that
28 there has to be better communication between the high school and the District.

29 Administrator Mekarski stated that President Jones made sure that individuals on the
30 School Board and the Superintendent would receive copies of the correspondence for the
31 students and parents to attend the College Fair. Unfortunately, the ccs were omitted from
32 the letter and the District was blindsided on the project. That is something that the
33 Superintendent is addressing with the Administration at Rich Central.

34

35 President Jones stated that in May a note should be given to the juniors stating that the
36 College Fair will be held in the fall. They should think about it over the summer as part
37 of their college search process next fall.

38

39 **Shoulder Repair and Curbing on 207th and Spartan Way and Parthenon Way and**
40 **Spartan Way** - Trustee Nale inquired as to whether or not anything has been decided
41 about the shoulder repair and curbing on 207th and Spartan. Mr. Alexa stated that he has
42 contacted the corporate office of Kickert Bus Company several times, and he is waiting
43 for a response from them.

44

45 President Jones thought that Kickert was the fallback. He thought that the Village could
46 split the cost of this with the School District. President Jones asked Administrator

1 MekarSKI to contact Dr. Davis and explain to her where we are at on this. He stated that
2 Dr. Davis would get on the phone with her contractor, Kickert Bus Lines. Administrator
3 MekarSKI is to inform Dr. Davis that the Village is not going to follow-up on this
4 anymore. He stated the cost is about \$15,000.00. The Village can spend \$7,500.00 and
5 the School District can cover the other \$7,500.00. He stated it is not worth our time
6 waiting on Kickert.

7
8 **Streetlights at Governors Highway** – President Jones asked Mr. Alexa to report to the
9 Board about the streetlight issues for Highview, Cumnock, and Exmoor. He stated that
10 came up at the last Board Meeting.

11
12 Mr. Alexa stated that he is working on that with ComEd. The locations are at Highview
13 and Governors Highway, Exmoor and Governors Highway, and Cumnock and Crawford
14 Avenue. An engineer from ComEd has to come out to see what is available in the area so
15 that they can connect the lights. He stated that there is money in the Public Works Budget
16 for this. The cost of this can be added to the cost of the electric bill for the lighting itself.
17 It will be for a 20-year period.

18
19 President Jones stated that Mr. Alexa will have a report in about a month or so with
20 ComEd's review of this, and what the projected cost would be for this year, and years to
21 come, and then the Board can move forward on that issue.

22
23 Trustee Gibson stated that a month or so ago she had contacted Mr. Alexa about a
24 complaint from the Irons Family. They reside on the street that goes right behind Currie
25 Motors. The Streetlight there is never on. Mr. Alexa stated that he contacted ComEd
26 regarding that streetlight for repair. He sent a form to them. He believes that the
27 streetlight is working now. She stated that it wasn't working last week. Mr. Alexa stated
28 that if it isn't working, Trustee Gibson should let him know and he will fax another form
29 to ComEd.

30
31 **Recommendation to change the Board Meeting time from 7:30 P.M. to 7:00 P.M.** –
32 President Jones asked Administrator MekarSKI to make sure that we have an Ordinance at
33 the next Board Meeting so that the Board of Trustees can resolve the issue of starting the
34 Board Meetings at 7:00 P.M. This will become effective at the first meeting in January
35 2010.

36
37 **NEW BUSINESS:**

38
39 **Street Signs** – Trustee Meyers-Martin stated that there is no street sign at Cumberland
40 and Kedzie identifying Cumberland. She inquired as to whether or not that comes under
41 Public Works. Mr. Alexa stated that Public Works would take care of it. He asked that
42 they give Public Works a couple weeks to take care of that.

43
44 **Signage in Olympia Club** – President Jones stated that we expect the signage in
45 Olympia Club. Mr. McDonnell stated that the signage is expected by the end of next
46 week. Administrator MekarSKI stated that it was the developer's responsibility.

1 **RESIGNATIONS AND APPOINTMENTS:**

2
3 President Jones stated that he did not have any Resignations and Appointments.

4
5 **ADJOURNMENT:**

6
7 **Motion by Trustee Pennington, second by Trustee Oliver to adjourn at 9:04 P.M.**

8 **Voice Vote: All Ayes (6-0) Motion Carried.**

9
10 **Respectfully submitted by Faith Stine.**

11
12
13