

1 **MINUTES OF THE VILLAGE OF OLYMPIA FIELDS**
2 **REGULAR MEETING OF THE BOARD OF TRUSTEES**
3 **Held on October 27, 2008**

4
5 The Regular Meeting of the Board of Trustees was held on Monday, October 27, 2008, at
6 the Olympia Fields Village Hall and was called to order by President Jones at 7:30 P.M.
7 The assembly recited the Pledge of Allegiance. The Clerk called the roll.

8
9 Present: Trustees – Gibson, Ormsby, Oliver, Pennington, Nale, and Meyers-Martin
10 President Linzey Jones
11 Village Clerk – Judi Kay Rangel
12 Village Administrator – David Mekariski

13
14 Absent: None

15
16 **MINUTES:**

17
18 **Motion by Trustee Ormsby, second by Trustee Gibson to approve the Minutes of**
19 **October 13, 2008, as amended.**

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

21
22 **BILLS FOR APPROVAL:**

23
24 Trustee Meyers-Martin requested a reminder as to what the \$1,000.00 bill for
25 Landscaping at the 203rd Street Metra Lot was for. Trustee Ormsby stated that is for
26 cutting the grass. President Jones stated the Village has a standard contract with Property
27 Care Management to cut the grass at that location and for the maintenance of the
28 detention pond and the Metra Lot.

29
30 **Motion by Trustee Gibson, second by Trustee Pennington to approve the payment**
31 **of bills for October 13, 2008, in the total amount of \$41,861.86.**

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

33
34 **COMMUNICATIONS AND PETITIONS:**

35
36 President Jones opened up Communications and Petitions at 7:33 P.M. Mr. Adam
37 Andrzejewski stated his address is P.O. Box 724, Hinsdale, Illinois. He is the Director
38 For the Good of Illinois, which is a social welfare organization. Their mission is to bring
39 good government to Illinois. He believes that a good government is a transparent
40 government. He also believes that a good government has three qualities and those are as
41 follows: 1. It is transparent with its financial activity. This shows the taxpayer where the
42 money is being spent. 2. It empowers regular people, the constituents to be part of the
43 process. 3. The leaders are accountable for their decisions. Mr. Andrzejewski stated on
44 the Board's Agenda this evening is Transparency of Spending. This can be accomplished
45 by posting the Village's check register on the Village's Website. He also noted on the

1 agenda that the Village is going to ask the five or six School Districts that overlay the
2 boundaries of Olympia Fields to do the same thing. He stated this is good government.

3
4 Mr. Andrzejewski stated he met Mr. Eric Wallace this spring at a Good Government
5 Public Policy Conference. Mr. Wallace introduced Mr. Andrzejewski to Mr. Fred
6 Veazey. Mr. Veazey asked Mr. Andrzejewski to speak at one of the Education
7 Commission Meetings. The Education Commission voted almost unanimously to bring
8 the transparency of spending before the Village Board. At that time, Mr. Andrzejewski
9 met Administrator Mekarski. He commended the Board for its vision, purpose, leadership
10 and direction. President Jones closed Communications and Petitions at 7:36 P.M.

11
12 **FINANCE:**

13
14 **September 2008 Financial Statements** – Trustee Pennington stated we are five months
15 into our fiscal year. Trustee Pennington stated the realized revenue in the Corporate Fund
16 for September was \$321,331.00, against a budgeted sum of \$355,392.00. This is a
17 difference of \$34,000.00. The Village did budget for a \$50,000.00 Grant, as well as a
18 \$10,000.00 Grant for Economic Development. Unfortunately, those funds were not
19 realized. The Village did receive \$34,000.00 in Asset Seizure Monies. The Village
20 received \$6,500.00 in Liens received from the Village's Code Enforcement matters. The
21 Village's realized expense during this period was \$559,460.00 against a budgeted sum of
22 \$620,973.00. There is a difference of \$61,513.00. Attorney Fees were high for the month,
23 due to the fact the invoices from August and September were paid at the same time. The
24 month of September was closed at a deficit in the amount of \$238,128.77 against a
25 budgeted deficit of \$265,581.33. The year to date actual, plus encumbrance remains in
26 surplus status at \$1,896,624.00.

27
28 **Water Fund** – Trustee Pennington stated with regard to the Water Fund, the Village's
29 revenue for the month of September was \$119,642.00 against a budgeted sum of
30 \$82,917.00. The Village did budget the sum of \$4,317.00 for tap-in fees, but did not
31 realize that amount. The Water Fund expenses were generally in line with the budgeted
32 sums. The Village did see a significant increase in the gas and oil line item for the month.
33 The Village also paid the sum of \$45,484.00 representing the Village's portion of the
34 Bond Payment to Oak Lawn. As a result, this fund had a budget deficit in the amount of
35 \$3,462.00. The actual fund balance was a negative \$4,443.00. Trustee Pennington stated
36 this fund continues to be in surplus status in the amount of \$51,105.00.

37
38 **Sewer Fund** – Trustee Pennington stated the September figures reveal a deficit in the
39 sum of \$15,616.00, over a budgeted sum of \$13,978.00. The Sewer Fund did not generate
40 income in the tap-in fee category. There were increased expenses in the following
41 categories in September: Pump repairs and a capital expense payment for one of the lift
42 stations. Despite this deficit, the Sewer Fund continues to maintain a surplus of
43 \$338,084.00.

44
45 **Real Estate Taxes:** Trustee Pennington stated he is pleased to announce that as of
46 October 24, 2008, the Village has received \$550,865.00 in Real Estate Taxes. It is usually

1 this point in time that the Village starts to realize the bulk of the Real Estate Tax revenue.
2 This usually does away with the deficit in the Corporate Fund.

3
4 **Audit:** Trustee Pennington stated the Finance Committee met with Brian LeFevre of
5 Sikich & Gardner, the Village Accountants on October 24, 2008, to review the 2008
6 Audit Report. He is pleased to say that we have an unqualified opinion from Sikich &
7 Gardner on the 2008 Audit. Mr. LeFevre is tentatively scheduled to be at the Board
8 Meeting on November 10, 2008, to present his audit findings to the Board.

9
10 **BUILDING:**

11
12 Trustee Ormsby passed out a Landscape Plan. Trustee Ormsby stated trees that were
13 diseased and dying on the north side of the New Village Hall had to be removed.
14 Kentucky Coffee Trees will be planted to replace the diseased and dying trees. Trustee
15 Ormsby stated the Kentucky Coffee Tree is very hardy as far as salt and snow. It is not a
16 pretty tree to start, but after a year or two it becomes a beautiful tree. The land will be
17 prepared. The trees will be planted and then mulch will be put down. It should be done
18 within the next couple of weeks. There is money in the Beautification Committee Budget
19 for this. It will not exceed \$3,000.00. Trustee Ormsby stated this is the end of the money
20 in the Beautification Committee Budget

21
22 Trustee Gibson inquired as to whether or not the plantings that are depicted in the plan
23 will be done this year or in the spring. Trustee Ormsby stated she did not have enough
24 money in the budget to do all the plantings. The trees, mulch, and preparation of the soil
25 will be done this year.

26
27 **PLANNING:**

28
29 **Public Hearing -Variance Request – 3415 Parthenon -** Trustee Gibson stated she had
30 two items on the agenda. Due to the fact, Mr. Williams is present and Mr. Moss is not
31 here yet, she requested that the items be taken out of order on the agenda and that the
32 Board proceed with the Variance Request on behalf of Mr. Williams of 3415 Parthenon.
33 Trustee Gibson stated Mr. Williams is requesting to build a six foot high fence along the
34 west side of his yard. The Ordinance allows a fence up to five feet. The fence will be a
35 solid, privacy fence and it will screen the neighboring driveway and detached garage.

36
37 Trustee Gibson stated this was suppose to come before the Zoning Board of Appeals.
38 Due to a series of office miscommunications, the request was not handled in a timely
39 manner, and the Zoning Board of Appeals did not have a quorum present in order to
40 make a decision on this matter. After speaking with the Village Attorney and
41 Administrator Mekarski, the Village Attorney advised that the Board could hear the
42 request. Trustee Gibson stated that she, along with two members of the Zoning Board of
43 Appeals had visited the site prior to the meeting held by the Zoning Board of Appeals.
44 None of the neighbors appeared at that meeting. Trustee Gibson stated the Building
45 Commissioner is recommending that the Variance be approved. He does not believe that

1 a six foot high fence will have any more of an impact on the neighborhood than a five
2 foot high fence would.

3
4 President Jones stated he considers this a continuation of the Public Hearing held before
5 the Zoning Board of Appeals. President Jones opened the Public Hearing at 7:46 P.M.
6 President Jones inquired as to whether or not the members of the public had any
7 questions or comments on this matter. Members of the public were present, but did not
8 wish to speak on this matter.

9
10 Trustee Ormsby confirmed with Mr. Williams that the fence would be a red cedar fence
11 with posts. President Jones inquired as to whether or not there was a fence going along
12 the rear of the property or the other side of the property. Mr. Williams stated there is a
13 chain-link fence in the rear of the property and on the other side of the property. Mrs.
14 Williams stated there are no houses in the back of their property. Their property backs up
15 to the field of the school. The chain-link fence would be removed at the section along the
16 driveway of the neighbor's property. Trustee Gibson stated the house next door is empty
17 and in foreclosure. President Jones inquired of the Board whether or not they had any
18 concerns with there being two different types of fencing on the property. He stated two-
19 thirds of the property is a chain-link fence and one-third would be a wood fence. Trustee
20 Ormsby believes the wood fence will be an improvement. Trustee Gibson stated from
21 what she observed having the two difference types of fencing would not look bad. She is
22 in favor of adhering to the rules and the Ordinances that are set forth. She believes the
23 wood fence will be good in that location. Trustee Pennington inquired as to whether or
24 not there were other six-foot high fences in the Village. President Jones stated there were.
25 President Jones stated the Plan Commission might want to take up the issue of just
26 raising the height of the fences to six feet. Trustee Ormsby stated the fence along
27 Governors is six feet. Trustee Meyers-Martin inquired of Mr. and Mrs. Williams as to
28 whether or not in the future they may replace the chain-link fence with the wood fence
29 and have the entire fence be wood. Mr. Williams stated they have considered that but for
30 now; it will be just that one section. President Jones closed the Public Hearing at 7:50
31 P.M.

32
33 **Motion by Trustee Pennington, second by Trustee Oliver to approve the Variance**
34 **Request of the Williams's for 3415 Parthenon to construct a six foot, redwood,**
35 **privacy fence along the west side of their property.**

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

37
38 Trustee Gibson apologized to Mr. and Mrs. Williams for the miscommunication and what
39 all they had to go through. Mr. Williams thanked Trustee Gibson for following up with
40 him.

41
42 **Variance Request – 800 Exmoor -** Trustee Gibson stated the next item on the agenda
43 are the two Variances requested by Mr. Percy Moss. She was disappointed that Mr. Moss
44 was not present this evening because she had a lot of things to tell him. Trustee Gibson
45 stated considering what has transpired without a Permit or without adequate plans; she
46 feels that Mr. Moss has been very defiant in regard to the Village's rules and Ordinances.

1 She stated it is bordering on being disrespectful. She stated there was a visit to his site.
2 No one told Mr. Moss that he could do anything other than what had been approved by
3 the Board, and that was the mailbox. As of last weekend, Mr. Moss has poured the
4 concrete platform for the tool shed and almost three quarters of it has been built. Trustee
5 Gibson provided the Board with a Memo dated October 27, 2008. When Mr. Moss
6 applied for the tool shed in late June, he was informed that the size of the tool shed he
7 wanted to build was too large. The Ordinance allows up to a 200 square foot shed. At a
8 later date, Mr. Moss submitted a survey indicating the proposed location of the shed.
9 After the visit to the site last week, Trustee Gibson stated they would recommend the
10 Variance to the Board, but it was still up to the Board to grant the Variance. Without
11 waiting for the Variance to be granted, Mr. Moss poured the concrete foundation without
12 a pre-pour inspection and began building the shed. A Citation was issued to the person
13 building the structure.

14
15 Trustee Gibson stated at the last Board Meeting the Board did not know that the Building
16 Commissioner had suggested to Mr. Moss that he needed a Drainage Study. The Building
17 Commissioner had asked Nathan Peck from Baxter & Woodman to look at the site. Mr.
18 Peck agreed that a Drainage Study should be done, because the water that was going
19 along the side of the house was coming from other parts of the neighborhood and going
20 towards Crawford. What Mr. Moss was planning would not work, but would only
21 increase the water problems that the Village already has. It was suggested that Mr. Moss
22 bring in a check for \$1800.00 so the Drainage Study could be started. Today Mr. Moss
23 brought in the \$1800.00 check. Trustee Gibson had suggested to Mr. Peterson, the
24 Building Commissioner that Baxter and Woodman not start the Drainage Study until after
25 the Board had a chance to discuss this at the meeting tonight. Mr. Moss also built the
26 driveway without having a pour inspection as well. Trustee Gibson told Mr. Moss that he
27 should be at the meeting this evening. President Jones stated the patio is not before the
28 Board. Trustee Gibson stated that Mr. Moss thinks the Village is discriminating against
29 him and not being fair to him. President Jones inquired as to what the nature of the
30 discrimination was. Trustee Gibson stated Mr. Moss feels discriminated against each time
31 he comes to the office and no one gives him permission to do what he wants to do.

32
33 President Jones stated that the Petitioner is not present this evening, nor is any member of
34 the Petitioner's family present this evening in connection with the two pending matters.
35 President Jones opened the Public Hearing at 7:58 P.M. President Jones inquired as to
36 whether or not the members of the public had any questions or comments on this matter.
37 Members of the public were present, but did not wish to speak on this matter. President
38 Jones closed the Public Hearing at 7:59 P.M.

39
40 **Motion by Trustee Pennington, second by Trustee Oliver to approve the Variance**
41 **Request of the Moss's at 800 Exmoor to install a shed in the side yard, and in excess**
42 **of the allowable amount under Village Ordinance.**

43
44 President Jones reminded the Board that an affirmative vote on the Motion would be to
45 grant the Variance. A negative vote on the Motion is to deny the Variance.

46 **Roll Call: All Nays (6-0) Motion Carried.**

1 **Motion by Trustee Pennington, second by Trustee Meyers-Martin to approve the**
2 **Variance Request of the Moss's at 800 Exmoor in connection with the drainage**
3 **swale.**

4 **Roll Call: All Nays (6-0) Motion Carried.**

5
6 Trustee Gibson passed out a letter to the Board from Mr. Moss.

7
8 **PUBLIC WORKS:**

9
10 **Special Presentation – Robinson Engineering – Homeowner Defect Correction**
11 **Program** – Trustee Oliver stated he had two items on the agenda. The first item he was
12 turning over to Administrator Mekarski concerning a letter that was going out to the
13 homeowners in regard to the survey recently conducted.

14
15 Administrator Mekarski stated at the last Board Meeting Robinson Engineering presented
16 their results on the Smoke Testing and house-to-house inspections. With regard to the
17 defects that were found, a comprehensive set of repairs was compiled for the Board in a
18 Matrix entitled "Private Sector Repair Matrix." The Matrix lists 10 defects, which could
19 be present in the 400 homes that have been found to have defects. One defect is storm
20 sumps connected to the sanitary sewer. The suggested repair is to separate the storm
21 sump from the sanitary, then re-route storm discharge overland. Another defect is
22 cleanout cap missing or defective. The repair is to install a watertight cap. This is an
23 outside repair. Another defect is combination sumps connected to sanitary. The repair is
24 to separate the storm sumps from the sanitary and then re-route storm discharge overland.
25 Another defect is the diverter valve exists between storm and sanitary. The repair would
26 be to remove diverter valve and reconnect plumbing. Another defect is downspout
27 connection to the sanitary. The repair is plug and cap downspout then re-route storm
28 discharge overland. Another defect is the ejector pit is not sealed. The repair would be to
29 replace or seal the pit. Another defect is the area yard drain is connected to the sanitary.
30 The repair would be to install watertight cap and re-route storm flow overland if
31 necessary. Another defect is overflow from storm sump to ejector pit. The repair would
32 be to cap or plug overflow from storm sump. Another defect is an external sump pump.
33 The repair would be to separate storm sump from sanitary then re-route storm discharge
34 overland. Another defect is the window well drain. The repair would be to disconnect
35 drain from the sewer.

36
37 Administrator Mekarski stated the range in costs to fix the defects goes from \$100.00 to
38 \$4,000.00. With the defects, the homeowners' contribution of rainwater getting into the
39 system can be as much as 40% to 50%. Most of the defects that need to be repaired will
40 require the homeowner to work with a contractor outside in positive weather. The cost to
41 the homeowner would increase if the repairs were done in rainy weather or winter
42 conditions. Administrator Mekarski feels that due to the economy, the homeowner should
43 be given a year to complete the repairs. He suggested issuing the letters to the
44 homeowners in May of '09, and giving the homeowners to May of 2010 to have the
45 repairs completed. A lot of the homes have more than one defect that will have to be
46 repaired.

1 Trustee Ormsby stated according to the Matrix, 63 have a combination sump connected
2 to the sanitary sewer. The estimated cost to repair that is \$4,000.00. Trustee Ormsby
3 inquired of Mr. Budwash if that was the most expensive defect to repair. Mr. Budwash
4 stated it was. Trustee Ormsby asked Mr. Budwash to explain what was involved with the
5 repair for that. Mr. Budwash stated what happens is the footing drains are going into one
6 sump and it is directly pumped into the sanitary sewer. The footing drains should have a
7 separate sump pit completely, with a second ejector pit installed to take any sanitary
8 sewer from the utilities, sinks, or floor drains in the basement area. The expense is
9 because of the extra pit and pump that is needed to separate that. He reminded the Board
10 that these are estimated costs for repairs. Mr. Budwash stated there are some homes with
11 one, two, and three different types of repairs that are needed.

12
13 Administrator Mekarski stated after the repairs are completed, an inspector has to go back
14 to the home to inspect the repairs. The Village only wants to send an inspector out one
15 time to the homes. So the homes with multiple repairs should have all the repairs
16 completed, and then have the inspector go out to the home. Each time an inspector is sent
17 out to the home it is a cost to the Village of \$60.00.

18
19 Trustee Oliver inquired of Mr. Budwash as to how many of the homes have yet to be
20 inspected with the house-to-house inspection. Mr. Budwash stated there are 35 to 50
21 homes that Robinson Engineering has not gotten to inspect. Administrator Mekarski
22 stated half of those homes are vacant. The Building Commissioner will catch some of
23 those for inspection when the people come in for an Occupancy Permit.

24
25 Trustee Gibson inquired of Mr. Budwash whether or not these defects were as a result of
26 the residents cutting into the line and doing things to the pipes. Mr. Budwash stated that
27 is part of it. Sometimes residents purchase the homes with these conditions already
28 existing. Trustee Gibson inquired of Mr. Budwash whether or not it was policy that you
29 need both a sump pump and an ejector pump in the basement. Mr. Budwash stated if you
30 do not have utilities in the basement you may not need an ejector pump. The floor drains
31 in the basement are suppose to go to an ejector pump, the sanitary portion. The ejector pit
32 is used for the sinks, toilets, washer and dryer, and utilities that exist in the basement.

33
34 Trustee Meyers-Martin inquired of Mr. Budwash if the residents take the maximum
35 amount of time to complete the repairs, how would that impact the sanitary sewer
36 backups in the area. Mr. Budwash stated it won't help. The overall impact would be 2500
37 gallons per minute getting into the sewer system. The average eight-inch diameter pipe
38 holds about 350 gallons per minute under full flow. Trustee Meyers-Martin inquired of
39 Mr. Budwash if the Village repairs the public sector, and the private sectors aren't done
40 for an extended period of time is it going to impact what the Village does to resolve the
41 issue. Mr. Budwash stated it is about 50% of the solution to the problem. Trustee Gibson
42 inquired of Mr. Budwash if this would slow down what Robinson Engineering is doing
43 with the entire project. He stated it would have no impact on the work being planned for
44 the public sector. Administrator Mekarski stated you want the work done in the summer
45 or early fall. You need dry conditions, in case you need some kind of equipment in your
46 yard to minimize the damage to the landscaping.

1 Trustee Gibson inquired of Administrator Mekarski whether or not the letters would be
2 sent out in April or May of '09, or whether or not the letters would be sent out early
3 enough to forewarn the residents what would be required of them come spring or
4 summer. Administrator Mekarski recommends sending out the letters in May of '09 and
5 giving the residents a full year to complete the repairs. Mr. Budwash suggested sending
6 out the letter, and then in six months sending out another letter as a reminder letter, or
7 with three months left to complete the repairs have a letter sent out reminding the
8 residents to do the repairs.

9
10 Administrator Mekarski inquired of Mr. Budwash as to when Robinson Engineering
11 plans to let the bids for the public portion in Graymoor and Hawthorne Hills. Mr.
12 Budwash believes the bids will be let for the point repairs, lining, and manhole repairs in
13 Graymoor and Hawthorne Hills in November.

14
15 Trustee Nale stated she would prefer to be notified now. If a large repair is involved, it
16 will take considerable thought on how to obtain those finances, particularly with the way
17 the market is today. Trustee Pennington agreed with Trustee Nale that the notices should
18 be sent out now. Trustee Pennington reminded the Board that not everyone is caught up
19 in the economic situation. He has a problem with the start time. He feels if some of the
20 defects will ameliorate the Village's problems with the Storm Sewer Project, then the
21 residents should take care of it.

22
23 Trustee Oliver stated the Village has a comprehensive plan to remedy all of these issues.
24 The public has been asking what the Village is going to do to remedy the public portion.
25 He believes it should coincide with what the residents need to do. He believes some
26 residents will take care of it in the spring. He stated some residents may need additional
27 time. If the letter gets out right away, the residents can plan accordingly.

28
29 Trustee Pennington agreed with Trustee Oliver. Trustee Pennington stated the Village
30 could look at it on a case-by-case basis with respect to the residents. Trustee Oliver stated
31 when a resident remedies the problems in their homes, that lessens, or decreases the
32 problems the Village is having. Mr. Budwash agreed with that.

33
34 President Jones stated administration would not operate without a firm deadline. It will
35 not be making case-by-case decisions. The administration does not have the time or
36 resources. President Jones stated there has to be a deadline for the repairs to be
37 completed. A deadline has to be decided if the Village is to go forward with an
38 enforcement strategy. President Jones believes a year is enough time to have the repairs
39 completed. He thought what Administrator Mekarski stated concerning the fact you can't
40 do the repairs in snow and ice, and if it is too cold outside makes sense. President Jones
41 wants a firm date on when the letters should go out, and a firm date on when the repairs
42 have to be completed.

43
44 Trustee Oliver stated Administrator Mekarski suggested sending the letters in May and
45 giving the residents a year to complete the repairs. He stated if we send the letters out
46 now it gives them 18 months. Administrator Mekarski stated the reason he wanted to wait

1 until May, is due to the fact the homeowners may have multiple repairs and may require
2 some plumbing repairs outside. If the ground is frozen and there is snow over the sewer
3 cleanout, the homeowners may end up paying a premium price because they are anxious
4 to get the repair done. In the spring, summer, and fall, there will be dry conditions, and it
5 will be easier to get equipment on the yard, and there will be more availability of the
6 plumbing contractors and the residents could get a better price.

7
8 Mr. Budwash stated there are roughly 90 homes with two defects. There are about 20
9 homes with three defects. And three homes have four defects.

10
11 Trustee Ormsby inquired as to whether or not Robinson Engineering will come in and do
12 a follow-up after a repair has been completed, to make sure it has been done correctly.
13 She inquired if the Village was going to provide the residents with a list of recommended
14 tradesmen that can do the work. She does not want to see the residents go through the
15 process of correcting the defects and have it done wrong. Administrator Mekarski stated
16 the Village can provide a list of the licensed plumbers. The Village cannot make any
17 specific recommendations. Administrator Mekarski stated two inspectors are sent to a
18 house for the safety and security of the homeowner and the inspectors. Each inspection
19 will cost the Village \$60.00. Mr. Budwash stated the inspectors go out to verify that the
20 correction has been made and that it was done correctly. He stated that has to be done.

21
22 Mr. Budwash stated the contract with the Village includes the administrative portion on
23 getting the letters out to the residents. Administrator Mekarski inquired as to whether or
24 not the extra field inspections are covered in the contract. Mr. Budwash stated Robinson
25 Engineering would go as far as they can with it.

26
27 Trustee Oliver inquired of President Jones and Administrator Mekarski if the letters go
28 out in May to the residents, whether they would be willing to have the residents informed
29 about this in an upcoming newsletter. Administrator Mekarski thought that was an
30 excellent idea. President Jones stated it was planned to be in one of the upcoming
31 newsletters just so the whole Village is informed on what is facing some of the residents.
32 President Jones stated it will take up to two or three years to get this work done on the
33 public side. He believes it is reasonable to give the residents a year to get the work done.

34
35 **Motion by Trustee Gibson, second by Trustee Oliver to send the letters to all private**
36 **residents who have defects in their drainage system in May of 2009, for the**
37 **completion to be done by May of 2010, with a reminder letter sent out after six**
38 **months, after which, the enforcement plan will be put in place.**

39 **Voice Vote: Ayes (5-0) Trustee Pennington passed. Motion Carried.**

40
41 President Jones thanked Mr. Budwash for attending the meeting this evening.

42
43 **Recommendation of Final Payment to IDOT** – Trustee Oliver stated in the Board
44 Packet is a Memo from Cindy Saenz regarding the 203rd Street Bikeway Illinois
45 Department of Transportation final payment. The original amount for the bike path came

1 in at \$125,988.00. The final construction amount was \$117,966.54. The Village's portion
2 of that was originally \$54,788.00. As it turns out, the Village has to pay \$46,796.54.

3
4 **Motion by Trustee Nale, second by Trustee Meyers-Martin to approve final**
5 **payment to the Illinois Department of Transportation in the amount of \$46,796.54**
6 **for the Village's portion of the costs for the 203rd Street Bikeway Project.**

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

8
9 **HUMAN RESOURCES:**

10
11 **Resolution #2008-17** - Trustee Nale stated in the Board Packet is Resolution #2008-17
12 for approval this evening. Trustee Nale stated the Village adopted a Contract and the By-
13 laws of IRMA, which is the Intergovernmental Risk Management Agency. The agency
14 requires that one person representing the Village sit on the Board of Directors of IRMA.
15 Trustee Nale stated that President Jones has requested that Cindy Saenz be placed on the
16 Board of Directors of IRMA. Joe Alexa, Director of Public Works will attend the
17 meetings in the event Cindy Saenz is unable to attend.

18
19 **Motion by Trustee Nale, second by Trustee Oliver that Resolution #2008-17 be**
20 **adopted.**

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

22
23 **PUBLIC SAFETY:**

24
25 **Amber Alert** - Trustee Meyers-Martin stated she just wanted to update the Board on a
26 few items. The Amber Alert that went out concerning the child that was missing in The
27 Trails had a positive outcome. She stated we are very thankful to Chief Chudwin and the
28 police department, as well as to the other Municipalities and their police departments.

29
30 **Community Alerts** - Trustee Meyers-Martin reminded the residents that if they are not
31 receiving the Community Alerts, they should contact the police department and leave a
32 telephone number where the residents can be reached. This should not be a number that
33 has a block on it for phone solicitors.

34
35 **RedFlex** - Trustee Meyers-Martin stated she wanted to report on RedFlex. She stated
36 there is a need to stay on top of this system. It is at Route 30 and Governors Highway.
37 The police department is receiving reports that there have been over 100 violations. But
38 the police department is not receiving the information in regard to the revenue generated.

39
40 **Citizen Calls** - Trustee Meyers-Martin stated the police department is getting more
41 citizen calls with respect to suspicious activity. The police department is very happy the
42 citizens are responding in that way.

43
44 **Election Day** - Trustee Meyers-Martin stated the police department is also working on
45 mutual aid efforts in regard to Election Day. The concern is that when the polls close at 7
46 P.M. there may be many people still standing in line to vote. A plan has to be in place on

1 how the police department will address that. Chief Chudwin is working on an enforceable
2 plan for Election Day.

3
4 **IDOT Grant** - Trustee Meyers-Martin stated at the Town Hall Meeting, Chief Chudwin
5 mentioned the police department received an IDOT Grant in the amount of \$20,000.00.
6 That will address the overtime issues. This will enhance the efforts of the police
7 department to have more visibility in the Village.

8
9 **RedFlex** - Trustee Gibson inquired of Trustee Meyers-Martin as to whether or not the
10 RedFlex camera had been approved and installed at Route 30 and Orchard. Trustee
11 Meyers-Martin stated it has not been placed at that location. RedFlex is still in the
12 planning stages for that location.

13
14 **REPORT OF VILLAGE ADMINISTRATOR:**

15
16 **Resolution #2008-12** - Administrator Mekarski stated he would like to take a few things
17 out of order, due to the fact a few members of the Education Commission are present as
18 well as Mr. Andrzejewski. On July 28, 2008, the Board reviewed for First Reading and
19 discussion Resolution #2008-12, a Resolution to provide full spending transparency for
20 the Village of Olympia Fields. The citizens advocacy group For the Good of Illinois
21 brought this recommendation forth through the recommendations of the Education
22 Commission following a suggestion. The Resolution is in the Board Packet. President
23 Jones had previously requested that the Finance Committee as well as the other
24 Commissions review the Resolution and provide their comments to the Board. There is a
25 Memorandum dated October 21, 2008, in the Board Packet from John Murphey, Village
26 Attorney. Mr. Murphey did not have any objection to the form of the Resolution. The
27 Resolution provides for the Village's Bills for Approval to be on the Village's Web Page.

28
29 **Motion by Trustee Pennington, second by Trustee Nale to approve proposed**
30 **Resolution #2008-12 – A Resolution to provide full spending transparency for the**
31 **Village of Olympia Fields.**

32
33 Trustee Nale inquired as to whether or not this is currently allowed. President Jones
34 stated it is not. Trustee Nale inquired as to who would be responsible for putting this
35 information on the Website, and whether or not it takes a lot of time to do this. President
36 Jones stated the administration is fine with doing this.

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

38
39 **Resolution for Spending Transparency to Olympia Fields' School District –**
40 Administrator Mekarski stated this is the main reason Commissioner Fred Veazey of the
41 Education Commission initiated this. The Commission was trying to encourage all of the
42 School Districts that operate within Olympia Fields to be accountable, be transparent. In
43 the Board Packet is a sample Resolution for each of the School Districts to consider. It
44 parallels what was just adopted by the Board. Administrator Mekarski is speaking on
45 behalf of the Education Commission as its Ad Hoc Chair for a Motion to authorize the
46 Village Administrator to forward a sample Resolution. A Resolution to provide spending

1 transparency, Sample Olympia Fields' School District (SOFSD) to the Villages' six
2 school districts that serve our jurisdiction encouraging adoption of the proposed
3 Resolution by their respective School Boards. Administrator Mekarski stated that
4 Commissioner Veazey is present if anyone has any questions for him.

5
6 **Motion by Trustee Oliver, second by Trustee Nale to authorize the Village
7 Administrator to forward the Sample Resolution, A Resolution to Provide Spending
8 Transparency, to Olympia Fields' School Districts that serve our jurisdiction
9 encouraging adoption of the proposed Resolution by their respective School Boards.**

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

11
12 **Ethics Guidelines and Pledge** – Administrator Mekarski stated the next item is the
13 Ethics Guidelines for Village Advisory Boards, Commissions, and Committees. He stated
14 the Education Commission felt it was important that the members understand conflicts of
15 interest and that a set of guidelines be in place to govern their decision making. In the
16 Board Packet is a set of broad guidelines, which would be forwarded to every Board, and
17 Commission member that operates within the Village. There is also a Pledge to follow
18 the Ethical Guidelines and avoid conflicts of interest. The Commission Member would
19 sign the Pledge indicating that if a conflict of interest arose they would recuse themselves
20 from participating in the deliberation and the vote. If further guidance is needed, they can
21 seek it through the Village Administrator. The Village Administrator would make a
22 determination as to whether or not an opinion was needed by the Village Attorney.

23
24 Administrator Mekarski stated that President Jones previously requested that these
25 documents be forwarded to the Village Attorney for his review. Mr. Murphey states as
26 follows: "I have also reviewed the ethical guideline pledge to be signed by members of
27 the advisory boards. Again, I have no objection to the form. I think seeking out proactive
28 guidance and advice from the Village Attorney on ethical matters is an excellent idea.
29 Our Board and Commission Members are volunteers and have busy personal and
30 professional lives. In my experience, any potential conflicts of interest are most often
31 caused by misinterpretation rather than inappropriate intent. Having this early safety
32 valve in place will help protect these important volunteers from inadvertent
33 misunderstandings." Administrator Mekarski is asking for a Motion through the
34 Education Commission.

35
36 **Motion by Trustee Oliver, second by Trustee Nale to approve the following
37 documents entitled: Village of Olympia Fields Board and Commission Ethics
38 Guidelines and the Pledge to Follow Ethics Guidelines and Avoid Conflicts of
39 Interests, and that these documents be maintained by the Village Administration
40 and distributed to all members of Boards and Commissions of the Village, and we
41 request that the Pledge be signed by all members of any advisory Board,
42 Commission, or Committee as a condition of membership on said Board,
43 Commission, or Committee.**

1 Trustee Gibson inquired as to whether or not this should be discussed at a Plan
2 Commission Meeting or any others. President Jones stated yes. Members should sign the
3 Pledge and send it back to Village Hall.

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

5
6 **Ordinance #2008-11** – Administrator Mekarski stated this is the right-of-way Ordinance
7 that was drafted and prepared by the Village Attorney. There was discussion at the last
8 Board Meeting regarding the Ordinance

9
10 **Motion by Trustee Pennington, second by Trustee Meyers-Martin to approve**
11 **Ordinance #2008-11 on Second Reading.**

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

13
14 **Ordinance #2008-13** – Administrator Mekarski stated it is an Ordinance Amending
15 Various Sections of Chapter 21, Article III, "Sewers and Sewage Disposal," of the
16 Olympia Fields Village Code on First Reading. This is in keeping with the Village's
17 Sanitary Sewer Rehabilitation Program. It is recommendations to improve and strengthen
18 the Code, to ensure the Village has administrative authority to fulfill the kind of legal
19 requirements that may be necessary to implement the defects letter that the Board has
20 recommended to be implemented the beginning of the next fiscal year. It also provides
21 administrative authority, if necessary, to conduct an Administrative Search Warrant to
22 finish the house-to-house inspections. It also cleans up sections of the Code to be
23 consistent with best practices and changes in Statutory Law. Administrator Mekarski
24 provided the Board with a copy of the existing Ordinance and with a copy of the
25 proposed changes.

26
27 Administrator Mekarski stated one of the proposed changes is: "Changing the
28 responsibility of the homeowner for maintenance and repair of the sewer lateral from the
29 point of connection to the point of demarcation of the private property and public right-
30 of-way boundary." The sanitary sewer system consists of two elements. The main sewer
31 line in the right-of-way, and a series of laterals that connect to individual households. The
32 current Ordinance states the homeowner is responsible for the repair of their lateral. The
33 lateral is six inches in diameter. The main sewer line is eight to 12 inches in diameter.
34 This makes it very difficult and expensive for the homeowner. The proposed amendment
35 is to say, the homeowner shall be responsible for the lateral all the way up to the private
36 property line. Once it goes to the private property line, it is the responsibility of the public
37 to maintain. This lowers the homeowners' costs, but it could increase the public costs. It
38 simplifies the repair process for the homeowner. The Village will deal with its own
39 contractors to repair defects in the right-of-way. In Graymoor and Hawthorne Hills, the
40 majority of the defects in the main line system are at that point of connection. It is at the
41 lateral and the main line. The question becomes, is that a homeowner repair or is that a
42 public repair.

43
44 Mr. Budwash stated the "Y" connection at the sewer main is very vulnerable to
45 infiltration. That connection point is usually in a ditch line, and water is collected in a
46 swale or ditch. They are susceptible to large amounts of infiltration inflow if they are not

1 sealed properly. Administrator Mekarski inquired of Mr. Budwash how many of these
2 lateral connections at the main line have defects. Mr. Budwash estimated 50.

3
4 Administrator Mekarski stated the second amendment to the Ordinance is: "The right of
5 the Village to complete emergency repairs of any sewer line connected to the Village's
6 sanitary sewer system. The cost of which is reimbursable to the Village from the private
7 landowner." In an emergency, the Village would be able to do the repair on the private
8 property to the sewer line and then bill the property owner for reimbursement. The third
9 amendment is: "Provisions to make the homeowner responsible for the cost of clean up
10 and repair for any back up in the Village's sanitary sewer caused by the owner." For
11 example, if a restaurant was placing high amounts of grease into the sanitary system,
12 which caused a blockage in the main line, and the Village had to remove it, the Village
13 could seek reimbursement for the cost the Village had to pay to remove the blockage.

14 4. "New provisions to provide the Director of Public Works, employees and/or agents to
15 have the right of access to any premises served and penalties for any persons refusing the
16 Village a right to entry." Administrator Mekarski stated that number 4 and 5 are
17 combined. These allow for an Administrative Search Warrant. 6. "New provisions under
18 the section entitled "Delinquent Bills" to provide for statutory language allowing a "lien
19 on premises" and "foreclosure of lien." When there are defaults on the sewer bills, this
20 provides the Village with a remedy through the lien and foreclosure process.

21 Administrator Mekarski requested that the Board review the documents and if there are
22 any questions or concerns, the Trustees may contact him or the Village's Legal Advisor,
23 Judi Kolman.

24
25 **Motion by Trustee Gibson, second by Trustee Ormsby to approve on First Reading**
26 **proposed Ordinance #2008-13 – An Ordinance Amending Various Sections of**
27 **Chapter 21, Article III, "Sewers and Sewage Disposal," of the Olympia Fields**
28 **Village Code.**

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

30
31 **Ordinance #2008-14** – Administrator Mekarski stated about a week ago at the annual
32 Homeowners Associations Meeting, citizens expressed concern on dumpsters and
33 personal storage containers being at residences for a lengthy period of time. President
34 Jones requested that the Village Attorney draft an Ordinance. Before the Board this
35 evening is Ordinance #2008-14 – An Ordinance Amending Chapter 6 of the Olympia
36 Fields Village Code by Adding a Section 6-15, "Dumpsters and Personal Storage
37 Containers." This provides that dumpsters associated with residential cleanup are
38 permitted at a residence no longer than 14 days. The personal storage container is
39 permitted at a residence no longer than 8 days.

40
41 President Jones stated each requires the issuance of a Permit. There is no charge for the
42 Permit. If a dumpster or personal storage container remains at a residence after the
43 permitted time, Citations will be issued. If the Ordinance is approved, the Building
44 Commissioner will notify the waste disposal company that services the Village and
45 PODS, that when a dumpster or personal storage container is delivered to the Village, the
46 resident has to present them with a Permit. A copy of the Ordinance will be provided to

1 the waste disposal company and PODS. Once the Ordinance is passed, a Warning Letter
2 will be sent to anyone currently having a dumpster or a personal storage container so they
3 know they have to come into compliance with the Ordinance, as far as the number of
4 days they can have the dumpster or personal storage container at their residence.
5 Citations will be issued if the dumpster or personal storage container is at a residence past
6 the specified number of days. Administrator Mekarski stated this does not pertain to
7 dumpsters that are associated with a Construction Permit. The Building Code regulates
8 those.

9
10 **Motion by Trustee Gibson, second by Trustee Ormsby to approve on First Reading**
11 **proposed Ordinance #2008-14 – An Ordinance Amending Chapter 6 of the Olympia**
12 **Fields Village Code by Adding a Section 6-15, "Dumpsters and Personal Storage**
13 **Containers."**

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

15
16 **Resolution #2008-16** – Administrator Mekarski stated this was discussed at the last
17 Board Meeting. It is a Resolution asking the Illinois Attorney General to investigate
18 sodium chloride or road salt pricing. Communities in Wisconsin are paying \$50.00 a ton
19 for road salt. Communities in northeast Illinois are paying as high as \$232.00 a ton for
20 road salt. The communities are joining together and asking Attorney General Madigan to
21 look into whether there are some concerns of Public Law. Administrator Mekarski
22 enclosed an article in the Board Packet regarding this matter.

23
24 **Motion by Trustee Nale, second by Trustee Meyers-Martin to approve proposed**
25 **Resolution #2008-16 – A Resolution requesting the Illinois Attorney General to**
26 **investigate sodium chloride (road salt) prices.**

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

28
29 **CVS-** Administrator Mekarski stated the Administrative Team had a conference call
30 today with CVS. CVS has worked with the team to remedy the items in the
31 correspondence of October 2, 2008. A copy of that correspondence is in the Board
32 Packet. They expect the closure on the property with the private landowner to occur in
33 February, and for construction to begin in the spring.

34
35 Administrator Mekarski stated there are documents regarding legal action taken on the
36 Shin property in the Board Packet. This is a zoning violation of operating a boarding
37 house in a single-family zone.

38
39 **REPORT OF VILLAGE PRESIDENT:**

40
41 President Jones stated he, and Trustee Pennington, along with Fred Veazey and Ernie
42 Gibson, members of the Education Commission, represented the Village of Olympia
43 Fields at the Arcadia School presentation on October 21, 2008. It was very well attended.
44 Mayors from Park Forest, Frankfort, and Richton Park were in attendance as well as the
45 faculty of Arcadia, and the Administration, to recognize the outstanding achievements of
46 the students on the ISAT.

1 President Jones stated there were 110 residents at the Town Hall Meeting on October 23,
2 2008, to discuss matters of safety and Code Enforcement. There was a lot of feedback
3 regarding concerns of the residents. Trustee Pennington was not able to attend the
4 meeting because he had to work late at the office, but the other Trustees were in
5 attendance. The PowerPoint presentation that the Village presented that night will be on
6 the Village's Website as well as on Channel 4.

7
8 President Jones stated the Village is working on a new Village Newsletter. Village
9 Administration is working with the Trustees on any articles they would like to have in the
10 newsletter. There will be articles from Chief Chudwin and Public Works. Administrator
11 Mekarski stated the deadline for the articles is November 11th.

12
13 **UNFINISHED BUSINESS:**

14
15 Trustee Gibson stated that Louise Schweinfurth, who is one of the Village's very active
16 residents, is still in intensive care after having a pulmonary embolism, and contracting
17 pneumonia. She is in a medically induced coma to relieve her body of undue stress. The
18 family is requesting no flowers or visitors at this time. President Jones thanked Trustee
19 Gibson for the update

20
21 Trustee Meyers-Martin stated that Trustee Ormsby previously expressed concern about
22 the speeding on 207th Street. The police department has been concentrating on that and
23 they have written over 10 Speeding Citations. They believe they are reining in that
24 speeding area. Trustee Ormsby stated that is excellent news and she thanked Trustee
25 Meyers-Martin for that information.

26
27 President Jones inquired of Administrator Mekarski as to whether or not Baxter &
28 Woodman commenced the Traffic Study. Administrator Mekarski stated they have
29 commenced that.

30
31 **NEW BUSINESS:**

32
33 President Jones stated he received some requests from Village employees that the Village
34 consider closing on Veterans Day, because a number of the surrounding Municipalities
35 close on Veterans Day. President Jones feels that is something that should be taken up
36 with the Budget in the spring and consider it at that time. If the Board is desirous of doing
37 that it would be implemented in the fall. President Jones does not feel it is a good idea to
38 change the scheduling at this point. Trustee Pennington stated he is a Veteran and has
39 never taken a Veterans Day off.

40
41 President Jones stated that Columbus Day was also suggested but he responded no to
42 that.

43
44 President Jones spoke with the folks at AT&T about getting the gravel pad at 207th and
45 Kedzie done. They are engineering that and in the spring they should put it in. Trustee
46 Ormsby stated that is excellent.

1 President Jones spoke with Eric Radtke, the new incoming President of Prairie State
2 College. Mr. Radtke will be installed as President in November. President Jones spoke to
3 Mr. Radtke about getting involved with the Education Commission and partnering with
4 them on some of the resources at the college. President Jones would like Mr. Radtke to
5 attend an Education Commission Meeting. President Jones also spoke with Elaine
6 Maimon, the new President of Governors State University.

7
8 President Jones spoke with Geoffrey Bates at length about commencing a public
9 sculpture strategy in Olympia Fields. Mr. Bates manages the public sculpture for
10 Governors State University. President Jones believes a foundation needs to be formed to
11 raise money for a sculpture. He would like to have Mr. Bates come in and discuss this
12 with the Board. President Jones believes the sculptures would add to the Village's quality
13 of life as a community.

14
15 **RESIGNATIONS AND APPOINTMENTS:**

16
17 President Jones stated he did not have any Resignations or Appointments.

18
19 **ADJOURNMENT:**

20
21 **Motion by Trustee Pennington, second by Trustee Oliver to adjourn at 9:22 P.M.**

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

23
24 **Respectfully submitted by Faith Stine.**

25
26
27
28
29