

MINUTES OF THE REGULAR MEETING  
OF THE BOARD OF TRUSTEES  
HELD IN THE COUNCIL ROOM OF THE MATTESON VILLAGE HALL  
4900 VILLAGE COMMONS  
ON THIS 3RD OF JUNE 2002

President Stricker called the meeting to order at 7:35 p.m.

CALL TO ORDER

Clerk Grisco called the roll and the following Trustees answered present:

ROLL CALL

Shirley Green  
Allan Johnson  
Sam Brown  
Nathaniel Motton Jr.  
Allene Maxwell

Trustee Ashmore was not in attendance.

Also present were: David Mekarski, Village Administrator; Joe Perozzi, Village Attorney; Hildy Kingma, Director of Community Development; Mary Britton, Director of Finance; Robert Park, Acting Police Chief; Vince Laoang, Interim Public Works Director/Engineer; Cynthia Ogorek, Historical Museum Director; Cyndi Zeibert, Recording Secretary; and the Star Newspaper.

a) President Stricker presented the Minutes of the Regular Board Meeting of May 20, 2002 for additions, deletions or corrections.

CONSIDERATION OF  
MINUTES OF THE  
REGULAR BOARD  
MEETING OF MAY 20,  
2002

The following corrections were made:

- 1) Page 05-18-02, under 'Appointment of Meeting Chair', the motion to nominate Allan Johnson to chair the meeting in the absence of President Stricker was seconded by **Trustee Motton**, (rather than Trustee Ashmore).
- 2) Page 05-22-02, after the first paragraph, add the following: **Trustee Motton inquired as to the number of bids submitted by minorities. Chief Wilcox stated three bids were submitted by minorities.**

Trustee Motton moved to approve the Minutes of the Regular Board Meeting of May 20, 2002 as corrected and amended. Seconded by Trustee Maxwell.

AYES: (4) Johnson, Brown, Motton, and Maxwell  
NAYS:(0)  
ABSTAIN: (1) Green

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06-28-02

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ABSENT: (1) Ashmore

CONSIDERATION OF  
FINANCIAL REPORTS

a) Mary Britton, Finance Director presented the Treasurer's Report for April 2002.

TREASURER'S REPORT –  
APRIL 2002

Trustee Green moved to accept the Treasurer's Report for April 2002 as presented. Seconded by Trustee Brown.

AYES: (5) Green, Johnson, Motton, and Maxwell

NAYS:(0)

ABSTAIN: (0)

ABSENT: (1) Ashmore

b) President presented the Salary, Overtime and Accounts Payable as submitted.

SALARY, OVERTIME AND  
ACCOUNTS PAYABLE

Trustee Motton moved to accept the Salary, Overtime and Accounts Payable as submitted. Seconded by Trustee Brown.

AYES: (5) Green, Johnson, Motton, and Maxwell

NAYS:(0)

ABSTAIN: (0)

ABSENT: (1) Ashmore

Mary Britton gave an update from McGladrey Pullen, LLP regarding GASB #34 Financial Statement and Management's discussion and analysis for State and Local Governments. She let the Board know they are moving forward, and hope to have the new policy in place by March, 2003 – the first thing implemented would probably be the Capitalization Policy (#13) as one is not in place presently. Administrator Mekarski stated it would be a labor-intensive project, as they would have to account for every single infrastructure. Finance Director Britton stated the Federal Government is requiring all municipalities to follow the GABS #34.

President Stricker introduced Jim Garrett and Sally Abell of the Chicago Southland Convention Bureau for an overview presentation of the Bureau. Their mission is to solicit for business and tourism. They are an independent, not-for-profit organization with a 28-member Board of Directors, encompassing numerous municipalities from Midway Airport to Peotone. Promoting tourism being their main objective, they concentrate on attracting visitors, and soliciting meeting conventions.

COMMENTS BY VILLAGE  
OFFICIALS

Shirley Green attended the Finance Committee Meeting. David Mekarski, Mary Britton and Allene Maxwell were also present. She stated the four who attended the International Council of Shopping Centers Spring Convention would be sending an overview to the Board shortly.

TRUSTEE COMMITTEE  
REPORTS

Trustee Motton apologized for the fact that nobody was able to attend the Park and Recreation meeting because of other commitments. He did attend the Memorial Parade, which he felt was well attended.

Trustee Maxwell attended the Southcom presentation, of which the Board will get copies of an overview. She enjoyed the Parade, and being a part of it. She wished Frank Denman good-bye and thanked him for his 36-½ years.

Trustee Johnson expressed his enjoyment of the parade, as he believed many enjoyed it. He wished Frank Denman well, and thanked him for his service.

Trustee Brown also enjoyed the parade, and congratulated Frank Denman on his retirement, apologizing for not being able to attend his Farewell party because his daughter graduated the same evening.

President Stricker encouraged everyone to fly his or her flag proudly, as he expressed his pleasure of the Memorial Day Parade. He Stated the Parade ceremonies at the Park are on cable television. He wished Frank well, and thanked all who participated in and were able to attend his farewell.

President Stricker referred to opportunity for public comment.

OPPORTUNITY FOR  
PUBLIC COMMENT

Ryan Zawadzki, 5759 Woodgate Drive, commended all who were involved in getting the stop signs at Woodgate & Cloverleaf replaced.

Evelyn Zawadzki, 5759 Woodgate Drive, complained of the noise from the Tweeter Center on Saturday night. Trustee Motton expressed that he too received complaints of the music being too loud. Chief Park stated calls should be made to the Police Department so as they can keep tabulation and send it to Tinley Park.

1) The current year Police Department budget includes \$30,000.00 for the partial replacement of obsolete mobile data computers. The mobile data computers (MDC's) are an intricate component of the Computer-Aided Dispatch system currently utilized to provide expedient and efficient disbursement of both emergency and non-emergency police services. The MDC's also provide our officers with federal, state, and local criminal history information, as well as Village wide

CONSIDERATION OF  
BIDS AND AWARDING OF  
CONTRACTS

PURCHASE OF SIX (6)

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MOBILE DATA  
COMPUTERS

database information and in-house record systems. CDS Office Technologies located in Springfield Illinois currently holds the State of Illinois Department of Central Management Services contract for the Panasonic Mobile Data Computer model #CF-28MBFAZDM and related accessories as described below:

<u>Qty</u>	<u>MFG#</u>	<u>Description</u>	<u>Price</u>	<u>Total</u>
6	CF-28MBFAZDM	600 MHZ 128 Ram 20GB HD 12.1 MDC		\$3875.00
				\$23,250.00
6	CF-WMKB281	Backlit Keyboard for CF-28		\$317.00
				\$1902.00
1	CF-VCD271	Internal 24X CD-ROM Drive Pocket Slot	\$317.00	\$317.00
6	CF-27DS-0	Lund Dock with Charge Power Supply		\$620.00
				<u>\$3,720.00</u>
			Total	\$29,189.00

Trustee Maxwell moved that the Board of Trustees authorize the Police Department to purchase six (6) Panasonic Mobile Data Computers, Model # CF-28MBFAZDM and listed accessories from CDS Office Technologies per quote #35776 dated February 19, 2002 in the amount of \$29,189.00. Seconded by Trustee Johnson.

AYES: (5) Green, Johnson, Motton, and Maxwell  
 NAYS:(0)  
 ABSTAIN: (0)  
 ABSENT: (1) Ashmore

FY02-03 STREET  
MAINTENANCE  
PROGRAM

2) On Thursday, May 16, 2002, sealed bids were opened and read for the FY02-03 Street Maintenance Program. The project includes curb and gutter replacement; structure adjustments; street grinding and patching; street resurfacing; and thermoplastic pavement marking on Locust Avenue from 213<sup>th</sup> Place to 214<sup>th</sup> Place; Locust Avenue from 215<sup>th</sup> Street to 217<sup>th</sup> Street; Fernwood Court; Drake Lane from Notre Dame Avenue to Oxford Avenue; Wedgewood Road; Willow Court; Cambridge Avenue from Yale Lane to its dead end; Oxford Avenue from Drake Lane to Yale Lane; Yale Lane from Oxford Avenue to Central Avenue; and 213<sup>th</sup> Place from Maple Street to Main Street. The project will be funded through

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MFT Funding budgeted at \$500,000. Plans, specifications, and bidding documents were distributed and the following three (3) bids received:

Alpha Construction Company, Hazel Crest, IL	\$ 417,797.75
K-Five Construction Company, Lemont, IL	\$ 435,149.95
Gallagher Asphalt Corporation, Thornton, IL	\$ 449,349.44

The mathematical extensions in all bids were checked and found correct as submitted.

Trustee Johnson moved that the Board of Trustees award the contract for the FY02-03 Street Maintenance Program to the low bidder, Alpha Construction Company; at the unit prices submitted totaling \$417,797.75, subject to approval by the Illinois Department of Transportation. Seconded by Trustee Brown.

- AYES: (5) Green, Johnson, Motton, and Maxwell
- NAYS:(0)
- ABSTAIN: (0)
- ABSENT: (1) Ashmore

OLD BUSINESS

3) On May 20, 2002, the Board of Trustees directed the Village Attorney to prepare an Ordinance granting a Variance for BP Products North America, Inc. allowing the company to exceed the maximum lighting standards set by the Zoning Ordinance. The ordinance granting the Variance has been prepared by the Village Attorney and is provided for the Board's approval.

CONSIDERATION OF AN ORDINANCE GRANTING A VARIANCE FOR BP PRODUCTS NORTH AMERICA, INC. LOCATED AT 5554 MILLER CIRCLE DRIVE, TO PERMIT THE APPLICANT TO EXCEED THE MAXIMUM LIGHTING STANDARDS PERMITTED ON THE PROPERTY

Trustee Brown moved that the Board of Trustees approve an Ordinance Granting a Variance to B P Products North America, Inc., for the Southeast Corner of Route 30 and Central Avenue Pursuant to the Zoning Ordinance of the Village of Matteson, Cook County, Illinois. Seconded by Trustee Johnson.

- AYES: (5) Green, Johnson, Motton, and Maxwell
- NAYS:(0)
- ABSTAIN: (0)
- ABSENT: (1) Ashmore

NEW BUSINESS

4) At the Village Board of Trustee Workshop on March 11, 2002, a proposal to modify the scope of the Museum Advisory Board, as created in the agreement between the Village and the Matteson Historical Society was presented. The Trustees asked the current Museum Advisory Board to rewrite the proposal to include a job description for Museum Board members, which includes the amount

PROPOSAL OF CHANGES TO THE MUSEUM ADVISORY BOARD

June 3, 2002

of commitment expected, length of tenure and members' responsibilities. The result of the Museum Advisory Board's work was presented to the Board for their perusal.

Trustee Green moved that the Board of Trustees direct the attorney to prepare an ordinance reflecting the proposal of changes to the Museum Advisory Board.

Seconded by Trustee Motton.

AYES: (5) Green, Johnson, Motton, and Maxwell

NAYS:(0)

ABSTAIN: (0)

ABSENT: (1) Ashmore

5) Chief Park received notification from Officer Melissa Gavcus that she had accepted a position with the Chicago Police Department effective May 28, 2002. We are requesting that the Board of Trustees authorize a replacement patrol officer to fill the vacancy at this time.

REQUEST FOR THE FIRE AND POLICE COMMISSION TO PROCEED WITH THE NECESSARY FINAL TESTING TO CERTIFY ONE CANDIDATE FOR THE POSITION OF PATROL OFFICER

Trustee Maxwell moved that the Board of Trustees authorize the Fire and Police Commission to proceed with the necessary final testing to certify one candidate for the position of patrol officer. Seconded by Trustee Brown.

AYES: (5) Green, Johnson, Motton, and Maxwell

NAYS:(0)

ABSTAIN: (0)

ABSENT: (1) Ashmore

6) By State Statute, the Village is required to annually adopt an ordinance establishing prevailing wage rates. This is a schedule, effective June 1, 2002, established by Cook County, which regulates the wages of laborers, mechanics and workmen employed in performing public works construction.

CONSIDERATION OF AN ORDINANCE ESTABLISHING PREVAILING WAGE RATES FOR FY03

Trustee Green moved that the Board adopt the Ordinance Establishing Prevailing Wage Rates within the Village of Matteson, Cook County, Illinois, for the Period June 1, 2002 until May 31, 2003. Seconded by Trustee Brown.

AYES: (5) Green, Johnson, Motton, and Maxwell

NAYS:(0)

ABSTAIN: (0)

ABSENT: (1) Ashmore

7) The Plan Commission recommended approval of a Final Plat for

CONSIDERATION OF A

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Fellowship Subdivision on May 16, 2002 with no noted conditions. The submitted Engineering Plans had been approved.

Fellowship Subdivision is 20.41 acres total located off I-57 at Georgetown Drive and Cambridge Avenue. This proposal includes Christian Life Fellowship Church, which consists of a church building, maintenance building, playing fields and a detention area.

According to Section 151.11(A)(3)(d) of the Subdivision Code, approval of the Final Plat is intended to be automatic if the plat conforms closely to the approved Preliminary Plat and approved engineering plans. Staff finds that the submitted Final Plat conforms to the previously approved Preliminary Plat for Christian Life Fellowship Church and is in compliance with the Subdivision Code.

Trustee Brown moved that the Board approve a Final Plat for Fellowship Subdivision located at I-57 between Georgetown Drive and Cambridge Avenue, as presented. Seconded by Trustee Johnson.

AYES: (5) Green, Johnson, Motton, and Maxwell  
NAYS:(0)  
ABSTAIN: (0)  
ABSENT: (1) Ashmore

8) Christian Life Fellowship Church requested that the fees associated with the development review, platting/plat review, engineering review and building review and permits for the review and development of the Church be waived.

Exhibit A of Resolution No. 0683-0601 adopted on June 18, 2001 refers to the fee schedule used by the Building Services Division, which states the following:

**Waiver of fees:** Permit and other fees may be waived for not for profit organizations at the discretion of the Village Board.

Currently Christian Life Fellowship Church has paid \$350.00 for Sketch Plan Review and \$500.00 for the Special Use Permit. Christian Life Fellowship Church has also posted a bond to guarantee installation of the required site improvements in the amount of \$620,774.00. All other associated fees have been placed on hold until the Board of Trustees determines whether the fees are to be waived. To date Staff has processed a full Site Plan Review (\$350.00), a Preliminary Plat (\$350.00) and a Final Plat (\$350.00 + Recording Fees). Also, Staff has reviewed the Engineering Plans for the site and the total fee for engineering is \$37,534.98 (4% of construction cost). Typically, a \$5,000.00 deposit would have been paid for the Engineering Review Fees prior to review. Staff did not collect these fees because of the request for a fee waiver. The Building Permit fees have not yet been

FINAL PLAT FOR  
FELLOWSHIP  
SUBDIVISION  
(DEVELOPMENT SITE  
FOR CHRISTIAN LIFE  
FELLOWSHIP CHURCH)  
LOCATED OFF I-57 AT  
GEORGETOWN DRIVE  
AND CAMBRIDGE  
AVENUE.

CONSIDERATION OF A  
REQUEST TO WAIVE ALL  
FEES FOR CHRISTIAN  
LIFE FELLOWSHIP  
CHURCH LOCATED OFF  
OF I-57 AT GEORGETOWN  
DRIVE AND CAMBRIDGE  
AVENUE

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determined, as Building Plans have not been submitted for review. However, based on an estimated calculation using the building square footage, Staff believes the Building Permit fees to be approximately \$47,462.00, which does not include a third Party Plan Review. These fees would cover Staff time for inspection of the project. For a development of this scale, Staff would send this project to a third Party Plan Review Company and the review fees would be approximately \$3,830.00.

With this said, Christian Life Fellowship is requesting that approximately \$90,000.00 in fees related to the review and development of the church be waived. Note that in the FY-03 Budget the Community Development Department is anticipating \$80,000 in revenue for Engineering Review fees and the Building Department is anticipating \$475,000 in revenue for Building Permit fees (including electric and plumbing fees). If the requested fees are waived the Budget for Engineering Fees will be impacted by 50 percent and the budget for the Building Permits will be impacted by 10 percent.

An attached letter from the church stated that "it has been our custom to waive fees for churches." Staff researched the church files and found one request for a waiver of fees. In 1990 and 1993 all fees for St. Lawrence O'Toole were waived per the Village Administrator and the Board of Trustees approval of a written request from the church. This waiver resulted in excess of \$11,000.00 of fees waived for Engineering Review, Building Permits and Site Plan fees. Other church projects, such as New Faith Baptist Church, have paid all their fees.

Given the potential impact on the budget, and the fact that the fees cover only a portion of the Village's cost for providing review and inspection services, Staff recommended denial of this request.

John Ardaugh, Attorney for Christian Life Fellowship and the Pastor (Peterson) presented a few scenarios to show the benefits the Church will provide the Village, such as: fire and ambulance will have better access once the Church completes the roads in and around their location, the looping of the water main, the peripheral benefit of the landscaping to the surrounding area, as well as the overflow into the community that the congregation will bring.

Staff explained all information discussed would always be required no matter what was being built in that location, and Staff was always upfront with all such information. Trustee Motton inquired as to whether New Faith Baptist Church had ever requested to have their fees waived. Director Kingma stated she was not aware of such occurring during her employment with the Village.

Trustee Motton moved to waive all fees for Christian Life Fellowship Church. The

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motion died for lack of a second motion.

Trustee Maxwell moved to table the action of waiving of fees so the Board can review all fees and discuss the matter further. Seconded by Trustee Brown.

AYES: (5) Green, Johnson, Motton, and Maxwell  
NAYS:(0)  
ABSTAIN: (0)  
ABSENT: (1) Ashmore

The trustees decided to meet at a workshop to further discuss this matter, and would plan to prepare questions for review. Attorney Ardaugh stated they (Christian Life) would be more than happy to explore the figures and meet with the Board to come to a resolution.

Attorney Perozzi cautioned the Board about setting precedence if they decide to waive such fees. President Stricker remarked that the fees in question would have to be paid either way, whether by Christian Fellowship or by the Village. Trustee Brown commented he looks forward to the workshop meeting, so that the costs can be outlined versus the revenue generated. Pastor Peterson thanked the Board for their consideration, and hoped that the Church would meet the criteria to have the fees waived.

All were invited to the Matteson Fest, which will run from Friday, June 7<sup>th</sup> though Sunday, June 9<sup>th</sup> at Memorial Park.

Administrator Mekarski commented on a 'Letter to the Editor' in the Star Newspaper complimenting the Village's I.T. Team, (which consists of Ivy Coleman and Laura Brooke) for their maintenance of the Web Page, and distributed the article to the Board members for their perusal.

OTHER BUSINESS

Trustee Johnson moved that the Board adjourn the Regular Meeting of the Board of Trustees at 9:40 p.m. to reconvene to a Board of Trustee Workshop. Seconded by Trustee Motton.

AYES: (5) Johnson, Brown, Ashmore, Motton and Maxwell  
NAYS:(0)  
ABSTAIN: (0)  
ABSENT: (1) Green

ADJOURNMENT

REGULAR BOARD MEETING  
June 3, 2002

06-36-02

Respectfully Submitted,

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Dorothy Grisco, Village Clerk