

MINUTES OF THE REGULAR MEETING
OF THE PRESIDENT AND BOARD OF TRUSTEES
HELD IN THE COUNCIL ROOM OF THE MATTESON VILLAGE HALL
4900 VILLAGE COMMONS
ON THIS 16TH DAY OF DECEMBER, 2002

President Stricker called the meeting to order at 7:30 p.m.

CALL TO ORDER

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

ROLL CALL

Andre' Ashmore
Shirley Green
Nathaniel Motton Jr.
Allan Johnson
Sam Brown

Trustee Maxwell was absent.

Also present were: Joe Perozzi, Village Attorney; David Mekarski, Village Administrator; Mary Britton, Director of Finance; Hildy Kingma, Director of Community Development; Robert Park, Police Chief; Brian Ramsey, Director of Parks & Recreation; Jan Dinnocenzo, Recording Secretary; and the Star Newspaper.

a) President Stricker presented the Minutes of the Regular Meeting of the Board of Trustees of December 2, 2002 for additions, deletions or corrections.

CONSIDERATION OF
MINUTES OF REGULAR
BOARD MEETING OF
DECEMBER 2, 2002

Trustee Green moved to approve the Minutes of the Regular Meeting of the Board of Trustees of December 2, 2002 as submitted. Seconded by Trustee Ashmore.

AYES: (5) Motton, Johnson, Ashmore, Green,
and Brown

NAYS:(0)

ABSTAIN: (0)

ABSENT: (1) Maxwell

CONSIDERATION OF
FINANCIAL REPORTS

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

SALARY, OVERTIME AND
ACCOUNTS PAYABLE

Trustee Motton moved to approve the Salary, Overtime and Accounts Payable as

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12-160-02

submitted. Seconded by Trustee Brown.

AYES: (5) Motton, Johnson, Ashmore, Green,
and Brown

NAYS:(0)

ABSTAIN: (0)

ABSENT: (1) Maxwell

COMMENTS BY VILLAGE
OFFICIALS

The President and Board of Trustees wished everyone a happy holiday season.

Trustee Ashmore thanked all who helped out and participated in the Holiday Festival at Lincoln Mall and stated it was very well attended.

TRUSTEE COMMITTEE
REPORTS

Trustee Green reported that interviews will be conducted to fill positions on the Museum Advisory Board.

Trustee Motton reported that there will be a Parks & Recreation Commission meeting Tuesday, December 17 at 7:30 p.m. As to the status of the Community Center, it was noted that the Parks & Recreation Department is hopeful in getting back into the building sometime during the week of December 23rd or 30th. Trustee Motton also noted that the Ad Hoc Committee meeting for this week was cancelled.

Trustee Johnson reported that he too attended the Matteson Holiday Festival as well as the Rich Township Tree Lighting Ceremony on December 12.

Trustee Brown reported that the Plan Commission will be meeting Thursday, December 19 at 7:30 p.m.

Mr. Eric Harwell, 5626 Feathercreek, presented three issues to the Board. First, he noted that in July he expressed his desire to the Board to create a Youth Commission in Matteson and would like to know what the status is on that issue. It was pointed out that steps are currently being taken for the creation of such a Commission. Secondly, he suggested that communication could be improved in the Village by placing two message marquees in the Village, one by the Village Hall and one by the new Fire Station. It was noted that this matter too is currently under consideration by the staff. Thirdly, Mr. Harwell stated he was concerned with the vacant buildings in Matteson, specifically the old Builders Square building, and questioned what type of ordinance provided for security and containment of such buildings. It was recommended that when such situations are observed, they should be brought to the Village's attention immediately.

OPPORTUNITY FOR
PUBLIC COMMENT

December 16, 2002

Mr. Larry McGuire, President of the Glenridge/Cricket Hill/Oxford Estates Homeowners' Association, noted his concern with the untimely manner in which Village information is being distributed. He suggested that the Village create a pamphlet or newsletter to keep the citizens informed. It was noted that residents can keep themselves apprised by reading the local newspaper, viewing the local cable channel, and accessing the Village website.

Mr. Steve Horve, 706 Steven Creek Blvd., Forsythe, Illinois, indicated he is the developer and owner of the Country Inn Suites in Matteson. He voiced his concern over the dramatic increase in real estate taxes over the last several years for his business in Matteson. He warned the Board that situations such as this, along with high initial taxes, could be detrimental to any future developments coming into Matteson. It was noted that the Village is continually communicating with the County to try to achieve a more equitable taxing levy. It was also pointed out that the majority of the property tax is used to fund the schools.

Mr. Nathan Jones, representative for the Youth Baseball Association Boosters, stated that he wished to comment on an item that was on the evening's agenda. President Stricker stated that he would be allowed to speak when the item was discussed.

Mr. Richard Smith, 5660 Woodgate Drive, stated he wished to speak with Mr. Mekarski at a later date regarding a movie theater.

1) Ms. Hildy Kingma, Director of Community Development gave a brief history stating that Land and Lakes Company submitted their request in July, 2002 for approval to construct a Recycling and Transfer Facility on part of a 137 acre parcel of vacant real estate located west of Central Avenue, south of the Old Plank Road Trail, and north of the Elgin Joliet and Eastern Railway. The property on which Land and Lakes proposes to build the Recycling and Transfer Facility is currently zoned for industrial use.

After receiving the Land and Lakes request, the Board enacted Matteson Ordinance No. 1864, "An Ordinance Establishing a Procedure for New Regional Pollution Control Facility Site Approval Requests in the Village of Matteson, Illinois." A Public Hearing was conducted on October 24, 2002, regarding the Land and Lakes request, with John T. O'Connell, an Illinois registered attorney, presiding. On November 25, 2002, Mr. O'Connell filed with the Board "Recommendations for Land and Lakes Request for Local Siting Approval." He concluded, among other things, that the preponderance of the evidence introduced at the Public Hearing demonstrates that Land and Lakes has met all applicable requirements for obtaining local siting approval pursuant to the Act, 415 ILCS

OLD BUSINESS

CONSIDERATION OF
LAND AND LAKES
COMPANY'S REQUEST
FOR LOCAL SITING
APPROVAL TO
CONSTRUCT THE PRAIRIE
LAKES RECYCLING AND
TRANSFER FACILITY, A
NEW POLLUTION
CONTROL FACILITY IN
THE VILLAGE OF
MATTESON, ILLINOIS

December 16, 2002

5/39.2, and the Matteson Siting Ordinance.

Upon questioning, Mr. O'Connell noted that all truck activity regarding loading and unloading will occur inside the closed facility with very little lay-over time. As far as pollution control, the Illinois EPA will be involved and will respond to any questions or complaints that may arise. Mr. O'Connell stated that the Public Hearing was very well attended with many legitimate concerns raised and answered. Given that, along with the large concession given by the developer to the Village, he had no hesitancy whatsoever in making his recommendation.

Trustee Motton moved that the Board of Trustees hereby grant approval of the Land and Lakes Company's request for local siting of the Prairie Lakes Recycling and Transfer Facility and adopt the Hearing Officer's Recommendation dated November 25, 2002, by reference, as its written decision specifying the reasons for granting its approval of Land and Lakes Company's request. Seconded by Trustee Ashmore.

Trustee Motton stated that his decision was based on the Village's securing of the land, the fact that the EPA would be involved in the pollution control aspect, and the fact that the safety concern should not be a factor in that the donated land will be utilized as a nature setting.

AYES: (5) Motton, Johnson, Ashmore, Green,
and Brown

NAYS:(0)

ABSTAIN: (0)

ABSENT: (1) Maxwell

Mr. Ronald Cappelletti, 427 Lilac, stated that the concern in his neighborhood deals with leakage and how it will be disposed of. It was noted that all water washed off the floor will be collected, pumped out and removed. It was also noted that while the EPA may not have the staff to make regular rounds, the EPA has assured the Village that they will respond to all calls, and anyone with a concern is encouraged to call. As to rodent control, it was emphasized that homeowners need to keep their residences clean and place all waste in sealed containers.

Mr. Larry McWherter, 834 Purdue, stated that while he had no problem with the recycling center itself, he was concerned as to the way the Public Hearing was handled. He felt there was not sufficient room at the Hearing to accommodate all interested individuals. He also felt the transcripts should have been completed in a more timely fashion. It was noted that it is rare that the Council Room is overflowing; and due to budget constraints, a new sound system has been put on hold.

2) Mr. David Mekarski, Village Administrator, explained that an Employee Insurance Committee was formed to review the health insurance issue. Rita Miotti, Contract and Management Services Coordinator and member of the Employee Insurance Committee, introduced the members of the Committee and stated that after thorough review of various options, the Committee recommends that the Village remain with the current program, which is a self-funding program, with excess insurance purchased to cap the Village's exposure. As a cost-saving measure, the Committee is recommending an increase in the cap from \$25,000 to \$50,000.

NEW BUSINESS

CONSIDERATION OF
EMPLOYEE HEALTH
INSURANCE RENEWAL
FOR JANUARY 1, 2003

Ms. Miotti stated that the Committee will continue to review new avenues for insurance coverage throughout the coming year.

Trustee Brown moved that the Village enter into a contract with Perico for renewal of insurance coverage. Seconded by Trustee Johnson.

Trustee Ashmore noted that there was quite a disparity between employee contributions for single coverage and employee contributions for family coverage and requested that in the future this aspect also be reviewed to possibly close the gap.

Upon questioning, it was noted that employees were very pleased with the catastrophic coverage that is provided.

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

3) Ms. Hildy Kingma, Director of Community Development, reviewed the history of the incentive agreement stating that the Village entered into a Development Agreement with Miller Consolidated in 1997 to provide sales tax incentives to the automobile dealerships owned by that company, including the Nissan dealership. The Village also entered into an Intergovernmental Agreement between Miller Consolidated, School District 159, and School District 227 for the abatement of property taxes that provided a 50 percent abatement of taxes on all the property owned and developed by their company. In September, 2001, Miller Consolidated sold the Nissan dealership to James and Robert Hawkinson. Hawkinson Nissan is requesting a transfer of those incentives. The proposed Agreement provides for a 25 percent sales tax incentive and a 50 percent property

CONSIDERATION OF AN
ORDINANCE APPROVING
AN ECONOMIC
INCENTIVE AGREEMENT
FOR THE HAWKINSON
NISSAN AUTOMOBILE

December 16, 2002

DEALERSHIP

tax abatement to the dealership. It was noted that it is Hawkinson’s responsibility to negotiate with the respective School Districts.

Mr. Bob Hawkinson addressed the Board and stated that Hawkinson Nissan would like to request a 50 percent sales tax incentive, which is the same as what the other dealerships in the Auto Mall are receiving.

Ms. Kingma noted that it was imperative that the property tax abatement issue be considered this evening in order for it to be filed with the County prior to the end of the calendar year. However, the sales tax issue may be postponed until more data is received.

It was questioned as to why this matter wasn’t addressed prior to the sale by Miller Consolidated to Hawkinson Nissan.

Trustee Brown moved that the Board of Trustees approve an Ordinance approving an Economic Incentive Agreement for the Hawkinson Nissan automobile dealership, with the understanding that the sales tax issue will be reviewed once a staff recommendation is received. Seconded by Trustee Motton.

AYES: (5) Motton, Johnson, Ashmore, Green, and Brown

NAYS:(0)

ABSTAIN: (0)

ABSENT: (1) Maxwell

4) Ms. Hildy Kingma, Director of Community Development, explained to the Board that the proposed revisions are basically a housekeeping matter. In summary, the revisions will accomplish the following:

- Section 159.05 (A)(1)(32-A): provides a definition of changeable copy signs.
- Section 159.55 (C)(8): removes the term “Bulletin Boards” and creates consistency with the term “Changeable Copy Signs.”
- Section 159.55 (I)(3)(f): removes the term “Message Board Signs” and creates consistency with the term “Changeable Copy Signs.”

CONSIDERATION OF A SIGN ORDINANCE REVISION TO VARIOUS SECTIONS OF THE ZONING ORDINANCE

Trustee Brown moved that the Board of Trustees approve the amendments to the Sign Ordinance, Sections 159.05 (A)(1)(32-A), 159.55 (C)(8), 159.55 (I)(3)(f) of the Matteson Zoning Ordinance, and direct the Village Attorney to prepare an Ordinance. Seconded by Trustee Johnson.

AYES: (5) Motton, Johnson, Ashmore, Green,

December 16, 2002

and Brown

NAYS:(0)

ABSTAIN: (0)

ABSENT: (1) Maxwell

5) President Stricker explained that the proposed change would allow an extension of one hour for the sale of packaged liquor to the holders of Class F Liquor Licenses only. This would extend the closing time from 11:00 p.m. to 12:00 a.m. He added that the Police Department saw no problem with the revision.

Trustee Brown moved that the Board of Trustees direct the Village Attorney to prepare an ordinance amending the Village ordinance establishing the hours of sale for Class F Liquor License to 5:00 a.m. to 12:00 a.m. Seconded by Trustee Ashmore.

Trustee Motton expressed his desire to retain the 11:00 p.m. closing time.

AYES: (4) Johnson, Ashmore, Green, and Brown

NAYS:(1) Motton

ABSTAIN: (0)

ABSENT: (1) Maxwell

CONSIDERATION OF
CHANGE TO CLASS F
LIQUOR LICENSE TO
EXTEND HOURS OF
OPERATION

6) Ms. Hildy Kingma, Director of Community Development, explained that the Village has entered into Economic Incentive Agreements with the car dealerships in the Auto Mall which provide for abatement of 50% of the property taxes for a period of 10 years. These property tax abatement ordinances must be approved yearly for the ten year period of the property tax abatement.

Trustee Motton proposed an omnibus vote that the Board approve the following ordinances:

- An Ordinance of the Village of Matteson Abating certain Real Estate Taxes in connection with the Sutton Ford Project.
- An Ordinance of the Village of Matteson Abating certain Real Estate Taxes in connection with Planet Toyota Project.
- An Ordinance of the Village of Matteson Abating certain Real Estate Taxes in connection with Shaver Imports, Inc.
- An Ordinance of the Village of Matteson Abating certain Real Estate Taxes in connection with Capital Lincoln Mercury, Inc.
- An Ordinance of the Village of Matteson Abating certain Real Estate Taxes in connection with the Auto Mall Project.
- An Ordinance of the Village of Matteson Abating certain Real Estate Taxes in connection with Hawkinson Nissan, LLC.

CONSIDERATION OF
ORDINANCES ABATING
TAXES ON AUTO MALL
PROPERTIES

Seconded by Trustee Green.

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

7) Ms. Hildy Kingma, Director of Community Development, stated that this request was similar to the previous ones except that it allows for the annual abatement of 32 percent of the Real Estate Taxes on Country Inn & Suites for a period of 10 years.

Trustee Ashmore moved that the Board of Trustees approve an Ordinance of the Village of Matteson abating certain Real Estate Taxes in connection with the Country Inn & Suites. Seconded by Trustee Brown.

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

CONSIDERATION OF AN
ORDINANCE ABATING
TAXES ON COUNTRY INN
& SUITES

8) President Stricker gave a brief history of the proposed Outer Circumferential Commuter Rail Service.

Trustee Ashmore moved that the Board of Trustees approve the Resolution approving participation in the Outer Circumferential Commuter Rail Task Force and Supporting Element Two of the Phase II Feasibility Study of the Outer Circumferential Commuter Rail Line. Seconded by Trustee Brown.

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

CONSIDERATION OF A
RESOLUTION APPROVING
PARTICIPATION IN THE
OUTER
CIRCUMFERENTIAL
COMMUTER RAIL TASK
FORCE AND SUPPORTING
ELEMENT TWO OF THE
PHASE II FEASIBILITY
STUDY OF THE OUTER
CIRCUMFERENTIAL
COMMUTER RAIL LINE

9) Mr. Brian Ramsey, Director of Parks & Recreation, explained that there are two parts to the requested silk screen bids. Part I pertains to sportswear (basketball and baseball uniforms) for the following year. He requested that no

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action be taken on Part I at this time to allow for further review by the staff to ensure proper manufacturing of the uniforms.

Trustee Motton moved that the Board of Trustees table until the next meeting approval of Part I of the silk screening apparel bids for calendar year 2003. Seconded by Trustee Green.

AYES: (5) Motton, Johnson, Ashmore, Green,
and Brown

NAYS:(0)

ABSTAIN: (0)

ABSENT: (1) Maxwell

CONSIDERATION OF BIDS
AND AWARDING OF
CONTRACTS

PARKS AND RECREATION
SILK SCREEN BIDS

Mr. Ramsey presented Part II of the Silk Screen Bids which pertains to various T-shirt apparel.

Trustee Motton moved that the Board of Trustees approve Sunburst (Part II), for the amount of \$4,274.14 for the agency's silk screening apparel for calendar year 2003. Seconded by Trustee Brown.

AYES: (5) Motton, Johnson, Ashmore, Green,
and Brown

NAYS:(0)

ABSTAIN: (0)

ABSENT: (1) Maxwell

10) Mr. Brian Ramsey, Director of Parks and Recreation, stated that the Board had previously tabled this item until other purchasing options could be explored. After reviewing various avenues for the purchase of this truck, the Parks & Recreation Department is now recommending the utilization of a Municipal Lease Program, where the Village would lease the vehicle for a term of three years and make payments. At the end of the term, a one dollar residual payment would be required and the Village would then own the vehicle.

Trustee Ashmore suggested that in the future, local dealers might be urged to participate in such programs as well.

Trustee Motton moved that the Board of Trustees accept the purchase of a 2003 ¾ ton, four wheel drive pick-up truck and snow plow package from Bill Jacobs Chevrolet of Joliet, Illinois in the amount of \$23,948.50 with the Municipal Lease Purchase Plan of \$8,481.42 per year for the next three (3) years with a \$1.00 buy-out at the end of the agreement. Seconded by Trustee Brown.

PICK-UP TRUCK – PARKS
AND RECREATION
DEPARTMENT

BOARD OF TRUSTEES

12-168-02

December 16, 2002

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

11) Chief Park stated that due to the appointment of the Chief of Police and the upcoming retirement of Detective Walsh and Officer Prohaska, there will be three new openings for patrol officers. He noted that it would be advantageous to have the new officers trained and ready to start when the openings occur.

Trustee Ashmore moved that the Board of Trustees direct the Matteson Fire & Police Commission to hire three (3) Patrol Officers to replace the positions vacated by Chief Burnson, Detective Walsh and Officer Prohaska. Seconded by Trustee Green.

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

REQUEST TO DIRECT THE
FIRE AND POLICE
COMMISSION TO HIRE (3)
PATROL OFFICERS

12) Chief Park explained that a Memorandum of Agreement was drafted regarding the Systems Coordinator for CAD/Dispatch between the Village of Matteson and Southcom Combined Dispatch Center to include, but not limited to: the Coordinator's responsibilities, hours of work, and payroll reimbursement for services rendered to Southcom. This draft, while not prepared by the Village Attorney, was examined by the respective attorneys and has met their approval.

Trustee Ashmore moved that the Board of Trustees approve the Memorandum of Agreement between the Village of Matteson and Southcom as presented by the Village Attorney. Seconded by Trustee Johnson.

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

CONSIDERATION FOR
MEMORANDUM OF
AGREEMENT BETWEEN
THE VILLAGE OF
MATTESON AND
SOUTHCAM REGARDING
THE SYSTEMS
COORDINATOR FOR
CAD/DISPATCH

13) Ms. Mary Britton, Finance Director, presented the proposed Tax Levy Ordinance, which also includes the adoption of the levy for the Matteson Public Library.

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December 16, 2002

12-169-02

OPERATIONS

Trustee Motton moved that the Board approve the Ordinance Levying Taxes for the Fiscal Year beginning May 1, 2002 and ending April 30, 2003 in the Village of Matteson, Cook County, Illinois. Seconded by Trustee Green.

AYES: (5) Motton, Johnson, Ashmore, Green,
and Brown

NAYS:(0)

ABSTAIN: (0)

ABSENT: (1) Maxwell

14) Ms. Mary Britton, Finance Director, presented the budget amendment noting that the revenue projection for sales tax had been lowered from 12.4% to 10%.

ADOPTION OF THE
PROPERTY TAX LEVY FOR
THE VILLAGE OF
MATTESON

Trustee Green moved that the Board of Trustees approve the budget amendment for FY 03 as presented. Seconded by Trustee Brown.

AYES: (6) Motton, Johnson, Ashmore, Green,
Brown, and President Stricker

NAYS:(0)

ABSTAIN: (0)

ABSENT: (1) Maxwell

15) Mr. David Mekarski, Village Administrator, noted that after recently completing its annual review, the Mayor and Board of Trustees would like to grant a holiday bonus for all employees within all departments in appreciation of the impressive accomplishments and commitment in serving the citizens of our community.

CONSIDERATION OF
BUDGET AMENDMENT
FOR FY 03

Trustee Green moved that the Board of Trustees authorize the Village Administrator to grant to all employee units for fiscal year 2002/2003 an additional holiday recognizing December 31, 2002, (New Years Eve) a holiday for all employee units with the exception of Public Safety employees working under the Police and Fire Departments which will be granted a floating holiday in lieu of December 31, and all permanent part-time employees within all units which will receive a \$50 cash bonus for meritorious service and the recognition of the team's contribution in delivering exceptional performance in accomplishing the Board of Trustees' goals and objectives for this fiscal year. Seconded by Trustee Motton.

OTHER BUSINESS

ADDITIONAL VILLAGE
STAFF HOLIDAY FOR
FISCAL YEAR 2002/2003

AYES: (5) Motton, Johnson, Ashmore, Green,
and Brown

BOARD OF TRUSTEES

12-170-02

December 16, 2002

NAYS:(0)

ABSTAIN: (0)

ABSENT: (1) Maxwell

Trustee Green stated that she was happy to see that a traffic warrant study is going to be done on Cicero Avenue and 207th Street, which is a very dangerous intersection.

Mr. David Mekarski, Village Administrator, announced that Ciao's is now open for lunch, which is a positive step for the Old Matteson area. He encouraged everyone to support our local businesses.

Ms. Mary Britton, Finance Director, gave an update on the implementation of the Pentamation program, which is scheduled to start in January, 2003.

Chief Park stated that his Department is looking into the feasibility and interest in starting a Police Athletic League.

In closing, the President and Board of Trustees wished everyone a Happy Holiday and a prosperous New Year.

Trustee Ashmore moved to adjourn the Regular Meeting of the Board of Trustees at 10:35 p.m. Seconded by Trustee Johnson.

AYES: (5) Motton, Johnson, Ashmore, Green,
and Brown

NAYS:(0)

ABSTAIN: (0)

ABSENT: (1) Maxwell

Respectfully Submitted,

ADJOURNMENT

Dorothy Grisco, Village Clerk

