

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 21ST DAY OF JUNE 2004

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
Sam Brown
Emmanuel Imoukhuede
Allan Johnson
Carol Marshall
Nathaniel Motton Jr.

Also present were: Joseph Perozzi, Village Attorney; Robert Park, Interim Village Administrator/Police Chief; Lafayette Linear, Finance Director; Vince Laoang, Director of Public Works; Brian Ramsey, Director of Parks & Recreation; Jan Dinnocenzo, Recording Secretary; and the media.

CONSIDERATION OF
MINUTES

a) President Stricker presented the Minutes of the Regular Meeting of June 7, 2004 for additions, deletions, or corrections.

REGULAR MEETING OF
JUNE 7, 2004

Trustee Ashmore moved to approve the Minutes of the Regular Meeting of June 7, 2004 as presented. Seconded by Trustee Brown.

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

NAYS:(0)

ABSTAIN: (1) Imoukhuede

ABSENT: (0)

CONSIDERATION OF
FINANCIAL REPORTS

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

SALARY, OVERTIME AND
ACCOUNTS PAYABLE

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

AYES: (6) Ashmore, Brown, Imoukhuede, Johnson,
Marshall, and Motton
NAYS:(0)
ABSTAIN: (0)
ABSENT: (0)

COMMENTS BY VILLAGE
OFFICIALS

a) President Stricker read a Resolution recognizing the efforts of the Matteson Police Department and commending the diligent work of Sergeant George Pfothenhauer, Sergeant Kenneth Arvin, Detective Tonya Eskridge, Detective Michael Halpin, Detective Michael Jones and Records Clerk Melody Froncek in the investigation of the death of Leonard Creswell.

RESOLUTION –
RECOGNIZING THE
EFFORTS OF THE
MATTESON POLICE
DEPARTMENT

Trustee Imoukhuede moved that the Board pass a Resolution recognizing the efforts of the Matteson Police Department in the investigation of the death of Leonard Creswell. Seconded by Trustee Marshall.

AYES: (6) Ashmore, Brown, Imoukhuede, Johnson,
Marshall, and Motton
NAYS:(0)
ABSTAIN: (0)
ABSENT: (0)

President Stricker read a Proclamation recognizing the week of July 5, 2004 as Minority Business Expo 2004 Week.

PROCLAMATION –
MINORITY BUSINESS
EXPO 2004 WEEK –
JULY 5-10, 2004

The President and Board of Trustees reported their activities during the past week, noting in particular the Matteson Fest, and thanking everyone involved for assisting in its success.

TRUSTEE COMMITTEE
REPORTS

Trustee Johnson reported that there will be a Public Works and Planning & Development Committee meeting on Tuesday, June 22 at 7:00 p.m.

Trustee Imoukhuede reported that the Public Safety Committee met and discussed, among other items, the retirement of Engine No. 8. It was determined that surrounding communities would be given first option, and if they were not interested, then the downstate communities that expressed interest would be

contacted.

Trustee Imoukhuede also voiced his concern over the intersection of Rt. 30 and Ridgeland Avenue where several fatal accidents have occurred. Trustee Imoukhuede moved that the Village contact the County and State to install a turn signal for the north and southbound lanes of Ridgeland Avenue at the intersection with Lincoln Highway. Seconded by Trustee Brown.

Trustee Imoukhuede emphasized the urgency in this matter and stated that the Board should be informed monthly as to the status of this request.

AYES: (6) Ashmore, Brown, Imoukhuede, Johnson,
Marshall, and Motton

NAYS:(0)

ABSTAIN: (0)

ABSENT: (0)

Trustee Brown reminded everyone of the opening of the new Kenny's Ribs & Chicken/Island Chicken/Dusties Buffets. He also acknowledged the recent passing of Mr. Ray Charles.

Trustee Marshall reported that on June 24 the Housing and Human Relations Commissioners will attend a seminar at Prairie State College in lieu of their regularly scheduled meeting.

Trustee Motton extended condolences to the Deadmon family, whose daughter passed away in Texas this past week.

President Stricker reported that the Matteson Area Chamber of Commerce will be hosting their Annual State of the Village program on June 22 at the Matteson Holiday Inn.

APPOINTMENT OF
VILLAGE OFFICERS

EEO OFFICER

a) Interim Village Administrator/Police Chief Park noted that the Administration/Finance Committee recommended Finance Director Lafayette Linear be appointed as the EEO Officer and briefed the Board as to the responsibilities of that position.

Trustee Ashmore moved that the Board appoint Mr. Lafayette Linear as EEO Officer for the Village of Matteson. Seconded by Trustee Brown.

AYES: (6) Ashmore, Brown, Imoukhuede, Johnson,

Marshall, and Motton

NAYS:(0)
ABSTAIN: (0)
ABSENT: (0)

ASSISTANT TREASURER

DEPUTY VILLAGE CLERK

b) President Stricker recommended that the Assistant Treasurer appointment be removed from the agenda.

c) Clerk Grisco recommended that the Deputy Village Clerk appointment be removed from the agenda.

Following discussion, Trustee Imoukhuede moved that every second meeting of the month, the appointments of Assistant Treasurer and Deputy Village Clerk should be placed on the agenda until the President and Village Clerk appoint a Village resident to fill those positions. Seconded by Trustee Motton.

AYES: (2) Imoukhuede and Motton
NAYS:(4) Ashmore, Brown, Johnson, and Marshall
ABSTAIN: (0)
ABSENT: (0)

Motion defeated.

Further discussion ensued, wherein it was noted that the current appointments will stand until such time as they are replaced.

Mr. Edward Long, 6047 Allemong Drive, questioned, in the event of a permanent vacancy in the Village Clerk's position, how a non-resident Deputy Village Clerk could legally move up and hold an elected position. It was noted that if a permanent vacancy occurs, the President, with the consent of the Board, would appoint an acting Clerk to fill the unexpired term of office.

OPPORTUNITY FOR
PUBLIC COMMENT

Due to a medical emergency, President Stricker declared a temporary recess at 8:41 p.m.

TEMPORARY RECESS

The Board reconvened at 8:47 p.m.

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

ROLL CALL

Andre Ashmore
Allan Johnson
Emmanuel Imoukhuede
Sam Brown
Nathaniel Motton Jr.

Trustee Marshall was not in attendance.

Trustee Brown left the Council Room at 8:49 p.m.

There were no bids or awarding of contracts.

CONSIDERATION OF BIDS
AND AWARDING OF
CONTRACTS
OLD BUSINESS

1) Ms. Greiman, Village Planner, noted that at the June 7, 2004 Board meeting, the Board directed the Village Attorney to prepare an Ordinance approving an amendment to an existing Special Use Permit.

CONSIDERATION OF AN
ORDINANCE AMENDING
AN EXISTING SPECIAL
USE PERMIT APPROVING
THE FINAL DEVELOP-
MENT PLAN FOR PARCELS
4 AND C2 OF BROOKMERE

Trustee Imoukhuede moved that the Board of Trustees pass an Ordinance amending an existing Special Use Permit that approves the Final Development Plan dated May 18, 2004 for Parcels 4 and C2 of Brookmere. Seconded by Trustee Ashmore.

Trustee Brown returned at 8:50 p.m.

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

NAYS:(0)

ABSTAIN: (0)

ABSENT: (1) Marshall

2) Trustee Motton moved that the Board pass an Ordinance approving a Special Use Permit that allows an Automobile Service and Repair facility within the MXD zoning district located at 20804 South Cicero Avenue. Seconded by Trustee Brown.

CONSIDERATION OF AN
ORDINANCE APPROVING
A SPECIAL USE PERMIT
FOR DISCOUNT TIRE
ALLOWING THE
OPERATION OF AN
AUTOMOBILE SERVICE
AND REPAIR FACILITY

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

NAYS:(0)

ABSTAIN: (0)

ABSENT: (1) Marshall

3) Trustee Brown moved that the Board of Trustees pass an Ordinance approving a 15% parking variance for Home Depot located at 20808 South Cicero Avenue. Seconded by Trustee Johnson.

CONSIDERATION OF AN
ORDINANCE APPROVING
A PARKING VARIANCE
FOR HOME DEPOT
LOCATED AT

AYES: (5) Ashmore, Brown, Imoukhuede, Johnson,

BOARD OF TRUSTEES

June 21, 2004

06-111-04

and Motton

NAYS:(0)

ABSTAIN: (0)

ABSENT: (1) Marshall

20808 SOUTH CICERO
AVENUE

VILLAGE OF MATTESON
DIGITAL SIGN

4) Trustee Imoukhuede moved that the Village Board authorize Legat Architects to proceed with construction documents, bid negotiations and constitution administration for the two alternate sign designs chosen by the Board of Trustees. Seconded by Trustee Motton.

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

NAYS:(0)

ABSTAIN: (0)

ABSENT: (1) Marshall

NEW BUSINESS

5) Interim Village Administrator Park requested that this item be tabled to allow time for the procurement of additional proposals.

CONSIDERATION OF AN
AGREEMENT FOR
ARCHITECTURAL
SERVICES FOR THE
RENOVATION OF THE
COMMUNITY CENTER

Trustee Motton moved that the Board table Item 5 - Consideration of an agreement for architectural services for the renovation of the Community Center, until further information is obtained. Seconded by Trustee Imoukhuede.

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

NAYS:(0)

ABSTAIN: (0)

ABSENT: (1) Marshall

6) Ms. Rita Miotti, Contract and Management Services Coordinator, gave a brief presentation noting that the proposed policy sets criteria of \$10,000 as the level at which purchases or contracts must follow formal bidding procedures.

CONSIDERATION OF A
RESOLUTION ADOPTING A
PURCHASING POLICY

Trustee Ashmore moved that the Village Board pass a Resolution adopting the Village of Matteson Purchasing Policy as presented. Seconded by Trustee Motton.

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

NAYS:(0)

ABSTAIN: (0)

ABSENT: (1) Marshall

7) Mr. Elliott Johnson, Business Development and Marketing Consultant, gave a brief presentation noting that Enterprise Leasing Company of Chicago, Inc. has requested approval of economic incentives in the way of support for the Cook County Class 8 property tax incentive and a 50 percent sales tax incentive, to build a used car dealership and rental car facility within the Matteson Auto Mall. The Class 8 incentive will reduce the assessment on the property from 38 percent of the assessed value to 16 percent for a 10 year period.

Mr. Dave Miller expounded on the positive economic impact he felt this incentive agreement would have on the Village.

Trustee Imoukhuede moved that the Board of Trustees pass an Ordinance approving an Economic Incentive Agreement for the Enterprise Leasing Company of Chicago, Inc. and Miller Consolidated, Inc. Seconded by Trustee Brown.

It was noted that the Library as well as other taxing bodies would realize additional monies from the proposed development.

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

8) Mr. Elliott Johnson noted that a formal resolution is required by Cook County to document the Village's support for the Class 8 incentive requested by Enterprise Leasing Company of Chicago and Miller Consolidated, Inc.

Trustee Imoukhuede moved that the Board of Trustees pass a Resolution of the Village of Matteson, authorizing an application to the Assessor of Cook County for Class 8 Certification pursuant to the Cook County Real Property Assessment Classification Ordinance, as amended, for 5545 Miller Circle Drive. Seconded by Trustee Ashmore.

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

9) Chief Park outlined the benefits of the Intergovernmental Agreement which would allow the Village to borrow and use U.S. Department of Justice Community Oriented Policing (COPS) Technology equipment.

CONSIDERATION OF AN
ORDINANCE APPROVING
AN ECONOMIC
INCENTIVE AGREEMENT
FOR THE ENTERPRISE
LEASING COMPANY OF
CHICAGO, INC. AND
MILLER CONSOLIDATED,
INC.

CONSIDERATION OF A
RESOLUTION OF THE
VILLAGE OF MATTESON,
AUTHORIZING AN
APPLICATION TO THE
ASSESSOR OF COOK
COUNTY FOR CLASS 8
CERTIFICATION
PURSUANT TO THE COOK
COUNTY REAL PROPERTY
ASSESSMENT
CLASSIFICATION
ORDINANCE, AS
AMENDED, FOR 5545

MILLER CIRCLE DRIVE

CONSIDERATION OF A
RESOLUTION
AUTHORIZING THE
EXECUTION OF AN
INTERGOVERNMENTAL
AGREEMENT BETWEEN
THE SOUTH SUBURBAN
MAYORS AND MANAGERS
ASSOCIATION AND THE
VILLAGE OF MATTESON

ADOPTION OF THE
“VILLAGE OF MATTESON
WATER SYSTEM
ANALYSES” REPORT

Trustee Imoukhuede moved that the Board of Trustees pass a Resolution authorizing the execution of an Intergovernmental Agreement between South Suburban Mayors and Managers Association and the Village of Matteson. Seconded by Trustee Ashmore.

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

10) Mr. Vince Laoang, Director of Public Works, noted that the Board reviewed the “Village of Matteson Water System Analyses” report at their June 14 workshop. He noted that the comprehensive report contains the rationale and approaches used to model and assess the physical, operational, and demand characteristics of the Village’s water distribution system under present day conditions and potential future conditions. The report also identifies specific water distribution system improvement recommendations and improvement cost estimates.

Trustee Brown moved that the Board of Trustees adopt the “Village of Matteson Water System Analyses” report prepared by Terra Engineering Ltd. and dated February, 2004. Seconded by Trustee Ashmore.

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

11) Mr. Laoang noted that the Board received a handout entitled “Priority for 2005 & 2006 Proposed Water Improvements for Near Future Committed Conditions” at their June 14 workshop. This handout identified specific water distribution system improvement priorities totaling an estimated \$5,300,000.

Trustee Johnson moved that the Board of Trustees approve the scope of water distribution system improvement projects identified in the handout entitled “Priority for 2005 & 2006 Proposed Water Improvements for Near Future Committed Conditions”, which represents a total estimated project cost of approximately \$5,300,000.00. Seconded by Trustee Imoukhuede.

APPROVAL OF
RECOMMENDED SCOPE
OF WATER DISTRIBUTION
IMPROVEMENT PROJECTS
AND AUTHORIZATION TO
PROCEED WITH
PREPARATION OF
PROJECT PLANS,

AYES: (5) Ashmore, Brown, Imoukhuede, Johnson,

and Motton
NAYS:(0)
ABSTAIN: (0)
ABSENT: (1) Marshall

SPECIFICATIONS, BID
DOCUMENTS, AND
EXPLORING FUNDING
OPTIONS

Trustee Johnson moved that the Board of Trustees authorize staff, with the aid of the Village's consulting engineering firm, to prepare project plans, specifications, and bid documents; and for staff to explore financing options to fund the entire recommended scope of water distribution system improvement projects.
Seconded by Trustee Brown.

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

12) Mr. Laoang noted that at the June 14 Board of Trustees Workshop, representatives from Ehlers and Associates Inc. discussed their proposal for financial consulting and advisory services. Included in their scope of services are Financial System Analysis, Financing of the Water System, Water and Sewer Rate Analysis, and Engineering Services.

APPROVAL AND
AUTHORIZATION FOR
EHLERS AND ASSOCIATES
INC. TO PERFORM
FINANCIAL SYSTEM
ANALYSIS OF THE WATER
FUND AND SEWER FUND

Trustee Brown move that the Board of Trustees authorize Ehlers and Associates Inc., for a fee of \$3,000.00, to perform a financial system analysis review of the Village's current financial practices, policies, and charges for the Water Fund and Sewer Fund in order to provide recommendations on changes for creation of enterprise funds for the Water Fund and Sewer Fund. Seconded by Trustee Imoukhuede.

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

13) Interim Village Administrator Park noted that this resolution enables the Village to proceed with studying the feasibility of amending Redevelopment Project Area #1 (Southgate Commerce Center/Meritex) and/or creating a new TIF for the remainder of the property owned by Meritex and located on the west side of I-57.

CONSIDERATION OF A
RESOLUTION
AUTHORIZING A
FEASIBILITY STUDY
CONCERNING THE

Trustee Imoukhuede moved that the Board of Trustees approve a Resolution authorizing a Feasibility Study concerning the redevelopment of certain property

currently in the Village of Matteson, Illinois and the inducement of certain redevelopment expenditures. Seconded by Trustee Brown.

- AYES: (5) Ashmore, Brown, Imoukhuede, Johnson, and Motton
- NAYS:(0)
- ABSTAIN: (0)
- ABSENT: (1) Marshall

REDEVELOPMENT OF CERTAIN PROPERTY CURRENTLY IN THE VILLAGE OF MATTESON, ILLINOIS AND THE INDUCEMENT OF CERTAIN REDEVELOPMENT EXPENDITURES

14) Interim Village Administrator Park noted that the Letter of Agreement includes the Village of Matteson, FFBC Inc., and Kane, McKenna and Associates, Inc.(the TIF consultant) and would authorize the consultant to undertake a study of the feasibility of amending TIF #1 and/or possibly creating a new TIF district on the west side of I-57. It was also noted that the Consultant will be working for the Village, but the costs of this study will be paid for by the Developer, FFBC, Inc. If the TIF amendment/creation proceeds to completion, the costs of this study can be reimbursable from the TIF.

CONSIDERATION OF A LETTER OF AGREEMENT FOR PROPOSED ECONOMIC DEVELOPMENT SERVICES RELATING TO CERTAIN PROPERTY FOR THE VILLAGE OF MATTESON, ILLINOIS

Ms. Mary Thompson, Kane, McKenna and Associates, noted the information on the Agreement indicates the potential developers as The CRC, Inc. She stated the correct name is FFBC, Inc. She requested the Agreement be changed to reflect this correction.

Trustee Brown moved that the Board authorize the Village President to sign a Letter of Agreement for proposed economic development services relating to certain property for the Village of Matteson, Illinois with the noted name change. Seconded by Trustee Motton.

Trustee Imoukhuede reiterated that this study is being done at no cost to the Village.

- AYES: (5) Ashmore, Brown, Imoukhuede, Johnson, and Motton
- NAYS:(0)
- ABSTAIN: (0)
- ABSENT: (1) Marshall

Trustee Imoukhuede requested a congratulatory letter be sent from the Board to Ms. Stewart, the President of the Chicago Teachers Union, who is a Matteson resident.

OTHER BUSINESS

Chief Park noted that the Police Department will be using drug forfeiture monies to purchase a Ford Explorer for the Investigation Division.

Mr. Brian Ramsey thanked the Board for their comments regarding the Matteson Fest.

The President and Board of Trustees, Clerk and Attorney congratulated Trustee Ashmore on his recent graduation from law school.

Trustee Motton moved to adjourn the Regular Meeting of the Board of Trustees at 9:35 p.m. Seconded by Trustee Brown.

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

ADJOURNMENT

Respectfully Submitted,

Dorothy Grisco, Village Clerk