

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 1ST DAY OF OCTOBER, 2001

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

Shirley Green
Sam Brown
Andre' Ashmore
Nathaniel Motton Jr.
Allene Maxwell

Trustee Johnson was not in attendance.

Also present: David Mekarski, Village Administrator, Joe Perozzi, Village Attorney; Hildy Kingma, Director of Community Development; Mary Britton, Director of Finance; Frank Denman, Director of Public Works; Brian Ramsey, Director of Parks and Recreation; Judy Haldane, Coordinator of Economic Development; Cyndi Zeibert, Recording Secretary; and the Star Newspaper.

a) President Stricker presented the Minutes of the Meeting of the Board of Trustees of September 17, 2001 for additions, deletions or corrections.

CONSIDERATION OF
MINUTES OF REGULAR
BOARD MEETING

The following corrections were made:

1. Page 09-96-01, first continued paragraph, the last sentence should add the following sentence: Trustee Motton stated the City of Galesburg would be glad to conduct a workshop on how to upgrade our computer system utilizing the internet.
2. Page 09-104-01, after the second paragraph, add the following sentence: Trustee Motton stated, for the record, that he was strongly against the new position of Contract and Management Services Coordinator. He also stated the salary was a Director's pay and that the position was a way for the employee to avoid residency.

Trustee Ashmore moved to accept the Minutes of the Board of Trustees of September 17, 2001, as corrected. Seconded by Trustee Brown.

APPROVAL OF THE
MINUTES FROM THE
REGULAR BOARD
MEETING OF SEPTEMBER

17, 2001

AYES: (5) Green, Brown, Ashmore,
Motton, Maxwell

NAYS:(0)

ABSTAIN: (0)

ABSENT: (1) Johnson

CONSIDERATION OF
FINANCIAL REPORTS

TREASURER'S REPORT –
AUGUST 2001

a) Hildy Kingma, Director of Community Development presented the Treasurer's Report in the Finance Director's absence. Trustee Green moved to accept the Treasurer's Report of August 31, 2001 as presented. Seconded by Trustee Ashmore.

AYES: (5) Green, Brown, Ashmore,
Maxwell, Motton

NAYS: (0)

ABSTAIN: (0)

ABSENT: (1) Johnson

SALARY, OVERTIME AND
ACCOUNTS PAYABLE

b) President Stricker presented the Salary, Overtime and Accounts Payable collectively. Trustee Brown moved to accept the Salary, Overtime and Accounts Payable as presented. Seconded by Trustee Motton.

Trustee Maxwell questioned whether the amount paid of \$287454.95 to Southcom as recorded on Page six of the A/P Warrant List, was for the total bill due. Trustee Maxwell also questioned the fact that the payroll total was \$100,000 over the normal amount paid. Administrator Mekarski said he believed the payroll increase was due to some overtime to the Police Department and the retroactive pay to the firefighters, but would research with the Finance Department, the Police Chief and Southcom and make a written report to the Board.

First motion removed, Trustee Brown moved to accept the Salary and Overtime report subject to the review of the issues brought forth by Trustee Maxwell. Seconded by Trustee Motton.

AYES: (5) Green, Brown, Ashmore,
Maxwell, Motton

NAYS: (0)

ABSTAIN: (0)

ABSENT: (1) Johnson

Trustee Brown moved to accept the Accounts Payable Report, subject to

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review of the issue of the Southcom bill presented by Trustee Maxwell.

AYES: (5) Green, Brown, Ashmore,
Maxwell, Motton

NAYS: (0)

ABSTAIN: (0)

ABSENT: (1) Johnson

President Stricker, in recognizing the businesses in our area for their beautification efforts reported that the Economic Development Commission would present the First Annual Business Beautification Awards.

**BUSINESS
BEAUTIFICATION
AWARDS**

Judy Haldane, Coordinator of Economic Development showed slides of the recipients of the Business beautification awards. The following businesses were presented with an award by the Economic Development Commission, and the recipients, whom were present, had their picture taken with President Stricker: Akzo Nobel Resins, Bally Total Fitness, Country Inn and Suites, Great Lakes Bank-Matteson Center, LaSalle Bank-NA, Magic Touch Car Wash, Matteson Auto Mall, Matteson Holiday Inn, State Farm Service Center and Sun Ray Heating, Inc.

a) President Stricker stated that in a previous presentation referencing working on the redevelopment program between Lincoln Mall and the Village, the law indicates there is to be a Joint Review Board as part of that process. President Stricker would like to recommend to the Board of Trustees to have Hildy Kingma, Director of Community Development be appointed to this Joint Review Board.

**COMMENTS BY VILLAGE
OFFICIALS**

**APPOINTMENT OF HILDY
KINGMA TO JOINT
REVIEW BOARD –
LINCOLN MALL II
REDEVELOPMENT AREA**

Trustee Brown moved to recommend Hildy Kingma as the representative to the Joint Review Board - Lincoln Mall II Redevelopment Area. Seconded by Trustee Ashmore.

AYES: (5) Green, Brown, Ashmore,
Maxwell, Motton

NAYS: (0)

ABSTAIN: (0)

ABSENT: (1) Johnson

b) President Stricker referred to the Trustee Committee Reports.

Trustee Ashmore commended Robin Kelly and the Community Relations Department in regards to the Unity Day events. The handholding ceremony was held inside Lincoln Mall, which was much more befitting to

TRUSTEE COMMITTEE

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be all in one place. There was a very good turnout, over 2000 people in attendance. He thanked all the members of the community for their attendance, and thanked all the staff involved.

REPORTS

Trustee Green reported she was unable to attend any events, because she had been ill for the past week, and, thus, had nothing to report.

Trustee Motton thought the Unity Day at the Mall was an awesome time. He also attended the SSMMA dinner, which was excellent and a very good time. He reported our Mayor requested the dinner attendees sing "God Bless America", which he thought was a great idea and very moving. Trustee Motton stated he plans to give two of his neighbors, cards, on behalf of the Unity Coalition, as well as, the United States Flags. Trustee Motton also attended the Park and Recreation meeting at which the Cowhey Project presented a preliminary draft, which included water areas, sled area, and warming area. He wanted to remind the Board that the commitment to their Board position is one to the community, and that everything that comes before the Board is a contribution to the community.

Trustee Maxwell enjoyed the Unity Day celebration, as well, especially the choir from Homewood Full Gospel Church. She reminds everyone that beginning next week is Fire Prevention Week, and to be careful and teach our children to be careful as well. Remember to plot that escape route in your home. This year the subject of Fire Prevention Week is 'Cover the bases, and strike out fires'. Also as a reminder, a public safety meeting will be on Tuesday, October 2, 2001 at 7:30 p.m. at the Village Hall.

Trustee Brown thought the Unity Day was an excellently planned, executed event. The SSMMA dinner was well attended and a very good time, meeting with other Mayors and officials from surrounding areas. He also attended the Autumn Gala at the Idlewild Country Club, which was a very nice event.

President Stricker stated they were all able to hear President Bush deliver his Speech to the Nation regarding the September 11 terrorism attack, during the SSMMA dinner. Matteson hosted the dinner this year, which was held at Mr. Benny's in Matteson. President Stricker expressed his appreciation to the Board for their support in singing "God Bless America" and their attendance at the dinner. On Wednesday, President Stricker attended the Convention and Visitors Bureau meeting, in which they have recognized tourism has been dealt a heavy blow locally,

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nationally and internationally. He reminded that there would be an airport hearing on Thursday, October 4th at the Matteson Holiday Inn from 4 – 8:00 p.m. In addition, on Thursday, the Diversity dinner will be held at the Villa de Bruno at 6:00 p.m.

President Stricker referred to Opportunity for Public Comment.

David Ulmer, 5527 Mallard Drive – publicly thanked David Hall in doing such an excellent job. However, he also inquired if it would be possible to see more traffic enforcement on Central – possibly the thought of a stop sign at Central & Allemong. He believes cars are doing in excess of 40 mph in that area. He has noticed glass by the Library, which has been there for months. He would encourage the Board to view other areas of the Village besides their own areas. (President Stricker commented that the matters would be brought to the attention of the Police Chief and the Public Works Director.)

OPPORTUNITY FOR
PUBLIC COMMENT

(Trustee Johnson arrived at the Board Meeting at 8:18 p.m.)

Lois Blume, 3716 W. 216th Place – Inquired if the Village can get the glass in the alley between 216th Street and 216th Place cleaned up. (President Stricker stated Public Works would clean the glass up.)

Dave Miller, Matteson Auto Mall – Thanked the staff and the Board for all they do! He wanted to commend the Board for their support of Lincoln Mall.

Gwendolyn Desvignes, 744 School – complimented on Lincoln Mall looking so good. She also inquired as to the status of the property at 207th & Morning Glory. (Hildy Kingma responded that the property has been sold – and that there will be 64 units being built in that area.)

1) The FY 2001-02 Budget includes \$37,442 for the purchase of Capital Equipment (Vehicles). According to the Vehicle Replacement Schedule, our 1988 Dodge ½ ton pick-up truck was scheduled to be replaced in 1999, and our 1989 Dodge ¾ ton pick-up truck was scheduled to be replaced in 2000. These two trucks have 93,321 miles and 112,130 miles respectively. It is our desire to replace these two trucks with a 2002 Chevy ¾ ton pick-up truck, and a 2002 Chevy ½ ton pick-up truck. The ¾ ton truck will be equipped with a sprayed-in bed liner and a safety beacon light. Four dealers have quoted prices as indicated below:

CONSIDERATION OF
BIDS AND AWARDING OF
CONTRACTS

PURCHASE OF PARKS
REPLACEMENT VEHICLES

DEALERSHIP

TRUCK PRICE QUOTES

Arnie Bauer Cadillac/GMC,
Matteson

¾ Ton @ \$22,723.23
½ Ton @ \$14,551.95

\$37,275.18

Phillips Chevrolet, Frankfort

¾ Ton @ \$23,550.00
½ Ton @ \$14,300.00
\$37,850.00

Taylor Brown Chevrolet, Bradley

¾ Ton @ \$22,985.92
½ Ton @ \$13,257.60

\$36,243.52

Miller Chevrolet, Matteson

¾ Ton @ \$23,962.29
½ Ton @

\$15,342.11

\$39,304.40

Trustee Motton moved to recommend that the Board approve the bid submitted by Taylor Brown Chevrolet of Bradley in the amount of \$36,243.52 for the purchase of a ¾ ton, 4WD, Pick-up Truck, and a ½ ton, 2WD, Pick-up Truck. Seconded by Trustee Brown.

AYES: (6) Green, Johnson, Brown, Ashmore,
Maxwell, Motton

NAYS: (0)

ABSTAIN: (0)

ABSENT: (0)

2) On October 16, 2000 the Board of Trustees approved an Ordinance granting a Special Use Permit to allow Affordable Housing Investments, LLC to construct and operate an age-restricted apartment complex at Village Commons and Corporate Lakes Drive. This Special Use Permit permitted the petitioner to construct and operate a 147-unit age restricted apartment complex in the MXD Zoning District at the above-mentioned address.

OLD BUSINESS

**CONSIDERATION OF
REQUEST TO EXTEND
THE SPECIAL USE PERMIT
FOR AFFORDABLE
HOUSING INVESTMENTS,
LLC/MATTESON GLYNS
FOR ONE ADDITIONAL**

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Section 159.60 (E) (1-3) of the Matteson Zoning Ordinance outlines the requirements for Special Use Permits and states that if a building permit is not obtained and construction work has not commenced within one year of the Special Use Permit approval, that the permit is then null and void. It also states that the Board of Trustees has the right to extend the permitted one-year period by one year, twice if necessary. Attached is a letter from James Roberts of Affordable Housing Investments, LLC requesting the one-year extension and explaining why the project has been delayed.

YEAR

Trustee Brown moved to approve a request to extend the Special Use Permit by one year to allow Affordable Housing Investments, LLC to construct and operate an age-restricted apartment complex at village Commons and Corporate Lakes Drive in the MXD Zoning District. Seconded by Trustee Green.

- AYES: (6) Green, Johnson, Brown, Ashmore,
Maxwell, Motton
- NAYS: (0)
- ABSTAIN: (0)
- ABSENT: (0)

NEW BUSINESS

3) In conjunction with "Hall In The Mall" project, the legal firm for the Mall has prepared a license, for Spaces 215 and 216 (4,208 square feet of space). The term is for two years for a rent of \$1.00. Attorney Perozzi has reviewed the document, and is working with Rita Miotti and the representatives for Lincoln Mall to finalize the terms. The actual license document will be presented to the Board on Monday evening. The action requested is to authorize the Village Administrator to enter into the agreement.

LINCOLN MALL LICENSE AGREEMENT

The cost to remodel would be approximately \$15,000.00. Attorney Perozzi stated there are no legal problems with the agreement. The agreement permits use for Village services, recreation programs, meetings/gatherings and enables the Village to work with other governmental entities to provide additional services as deemed beneficial. The agreement states that the Village agrees to leave the lights on in this facility during regular Mall hours to eliminate the appearance of "another empty space" or closed store. The village agrees to be open approximately 20 to 40 hours and only during regular Mall hours. And Lincoln mall has reserved the right to move our location if it becomes necessary to do so as a result of leasing the old J.C. Penney space, creating a food court or leasing the current space for 5 or more years.

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The costs of moving and remodeling the new space would be at the Village expense.

Trustee Ashmore moved to recommend that the Board authorize the Village Administrator to enter into a Short-Term License Agreement for In-Line Space at Lincoln Mall commencing November 15, 2001, for a term of two years, and a base rent of \$1.00. Seconded by Trustee Brown.

Trustee Johnson asked if the Mall would help us re-locate, if required? Administrator Mekarski stated they would, but, as stated in the agreement, we would have to pay for any new remodeling.

AYES: (6) Green, Johnson, Brown, Ashmore,
 Maxwell, Motton

NAYS: (0)

ABSTAIN: (0)

ABSENT: (0)

3A) As Liquor Commissioner, President Stricker presented a memo stating that the owner of Empire Buffet applied for a Class "E" Liquor License (Beer and Wine only in conjunction with food service). He recommended the Board direct Joe Perozzi, the Village Attorney, to change the present Liquor Ordinance by increasing the Class "E" Licenses by one.

CONSIDERATION OF INCREASING THE LIQUOR ORDINANCE BY ONE CLASS "E" LICENSE FOR THE EMPIRE BUFFET

Trustee Motton moved to direct Attorney Joe Perozzi to prepare the ordinance change to provide for an additional Class "E" License. Seconded by Trustee Brown.

AYES: (6) Green, Johnson, Brown, Ashmore,
 Motton, Maxwell

NAYS:(0)

ABSTAIN: (0)

ABSENT: (0)

4) President Stricker referred to the Draft on Policy Regarding Board Correspondence. As a result of discussion at the last workshop, this proposed policy has been prepared and is attached for the Board to review, which outlines the manner in which Board Correspondence is handled.

POLICY REGARDING BOARD CORRESPONDENCE

Trustee Motton questioned the item on the Draft regarding Individual Stationery. He stated the discussion at the workshop indicated that

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Village stationery would be provided upon request by any Board member, but does not incorporate that within this policy.

Trustee Motton moved to accept the adoption of the draft policy, subject to an amendment to incorporate the Village stationery be provided to elected officials upon request. Seconded by Trustee Brown.

Trustee Johnson asked if a Trustee wishes to dictate a letter to a member of the staff, is that available? (Administrator Mekarski stated the staff is always available for the Board to dictate any letter verbatim and/or to write a letter on behalf of the Trustee. As a courtesy, and accountability, staff would then provide a copy to all members of the Board).

AYES: (4) Brown, Ashmore, Motton, Maxwell
NAYS:(2) Green, Johnson
ABSTAIN: (0)
ABSENT: (0)

Trustee Ashmore reminded all of a Housing and Human Relations meeting on Wednesday, October 3, 2001 at 7:30 p.m. at the Village Hall.

OTHER BUSINESS

Trustee Brown wished congratulations to former Trustee Vincent, (present in the audience) on his upcoming 35th Wedding Anniversary.

Administrator Mekarski wanted to update the Board of some of the activities brought to his attention in the past week.

- The gazebo has been re-painted at Woodgate. A thank-you to Trustee Motton for bringing that to attention and working with Brian Ramsey to get that completed.
- The sidewalk on Denise Court will be going in this week, per discussion with Director Denman of Public Works.
- In regard to the third airport donations, the Board inquired to the amounts other municipalities have contributed. Administrator Mekarski will forward the listing of donations in the next packet, but stated that most municipalities contributed \$500 or \$1000, with the exception of Tinley Park, who contributed \$5000.00.
- Also, from the last meeting, the Board approved to contribute items to the SSMMA auction. The Village of Matteson faired very well from the auction, gross sales being \$22,910.00. The auction results will be forwarded to the Board also.
- A very special meeting will take place at the SSMMA office on Tuesday, October 09, 2001 at 2:00 p.m. for the administrative team.

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It will be a coordination of the entire emergency management administrative team; Chief of Police, Chief of Fire, Public Works Director and Village Administrator, along with other communities, to ensure there are advance discussions, in coordination for emergency preparedness; in the event of the necessity of a coordinated response to ensure that we are ALERT during this period of national crisis.

- Last, but not least, in regards to the Fire Safety Week, Administrator Mekarski thanked the entire firefighting team, as well as, the general public. On Friday, within a six-hour period, the team raised over \$10,000, in which a certified check will be forwarded to the Firefighters who gave their lives and their time in New York and Washington. Thanks for a job well done.

Clerk Grisco attended the Unity Day affair, and thought it was a great experience. She also attended the SSMMA dinner meeting, which was also very nice.

President Stricker thanked Administrator Mekarski and Public Works for obtaining flags for the community. A thank you to Brian Ramsey for putting a lot of effort into the design of the Cowhey project and working with all parties to find an acceptable design.

Trustee Brown moved to adjourn the regular meeting of the Board of Trustees at 9:12 p.m. Seconded by Trustee Johnson.

AYES: (6) Green, Johnson, Brown, Ashmore,
Motton, Maxwell
NAYS:(0)
ABSTAIN: (0)
ABSENT: (0)

ADJOURNMENT

Respectfully Submitted,

Dorothy Grisco, Village Clerk

BOARD OF TRUSTEES
October 1, 2001

10-116-01