

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 15TH DAY OF DECEMBER 2003

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

Trustee Motton was not in attendance.

Also present were: Joseph Perozzi, Village Attorney; David Mekarski, Village Administrator; Hildy Kingma, Director of Community Development; Lafayette Linear, Finance Director; Brian Ramsey, Director of Parks and Recreation; Jan Dinnocenzo, Recording Secretary; and the Star Newspaper.

President Stricker welcomed everyone and wished all a Happy Holiday season.

CONSIDERATION OF
MINUTES

a) President Stricker presented the Minutes of the Regular Meeting of December 1, 2003 for additions, deletions, or corrections.

REGULAR MEETING OF
DECEMBER 1, 2003

Trustee Marshall moved to approve the Minutes of the Regular Meeting of December 1, 2003 as presented. Seconded by Trustee Imoukhuede.

AYES: (4) Brown, Imoukhuede, Johnson, and Marshall
NAYS:(0)
ABSTAIN: (1) Ashmore
ABSENT: (1) Motton

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

Trustee Motton arrived at 7:35 p.m.

COMMENTS BY VILLAGE
OFFICIALS

a) President Stricker submitted the name of Mr. Vince Patterson for appointment to the Fire and Police Commission.

COMMISSION
APPOINTMENTS

Trustee Imoukhuede moved that the Board of Trustees direct the Village President to appoint Mr. Vince Patterson to the Fire and Police Commission. Seconded by Trustee Ashmore.

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

President Stricker submitted the name of Mr. Paul Leisner for appointment to the Board of the Chicago Southland Convention & Visitors Bureau.

Trustee Imoukhuede moved that the Board of Trustees direct the Village President to appoint Mr. Paul Leisner to the Board of Chicago Southland Convention & Visitors Bureau. Seconded by Trustee Marshall.

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

President Stricker submitted the name of Mr. Paul Leisner for appointment to the Economic Development Commission.

Trustee Ashmore moved that that Board of Trustees direct the Village President to appoint Mr. Paul Leisner to fill the vacancy on the Economic Development

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Commission. Seconded by Trustee Brown.

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

NAYS:(0)

ABSTAIN: (0)

ABSENT: (0)

Trustee Ashmore expressed his condolences to Trustee Brown and his family on the loss of his father-in-law. Trustee Ashmore reported that the Administration/Finance Committee met on December 3 to review the audit and also held a meeting on December 12 to discuss various items.

TRUSTEE COMMITTEE
REPORTS

Trustee Johnson reported his attendance at the Administration/Finance Committee meetings, the Holiday Fest, and the Community Development and Public Works meeting held on December 11.

Trustee Imoukhuede reported his attendance at the Holiday Fest at Lincoln Mall as well as the Chamber of Commerce luncheon.

Trustee Brown thanked everyone for their support and words of comfort over the loss of his father-in-law.

Trustee Marshall reported her attendance at the Community Center tour at Channahon Park District on December 3 and the ribbon cutting ceremony for the Greater Chicago Auto Auction on December 4.

Trustee Motton reported his attendance at the Administration/Finance Committee Meeting on December 3.

President Stricker reported his attendance at the Greater Chicago Auto Auction on December 4, the Chamber luncheon, the Holiday Fest, the Rich Township Senior Citizens facility program, and the Governors State University program.

Ms. Laverne Holliman, 4351 West 207th Street, expressed her concerns regarding water entering her house due to cracks in the concrete foundation. She noted that her driveway, as well as the adjacent sidewalks and street, also has large cracks. She suggested that it may be due in part to the concrete walls being placed in front of her house for an extended period of time during the construction of the Library. President Stricker advised that the Library does have its own Board where issues concerning Library matters can be addressed. It was noted, however, that Mr. Vince Laoang, Director of Public Works and Village Engineer, will be informed of her concerns and will investigate the matter.

OPPORTUNITY FOR
PUBLIC COMMENT

CONSIDERATION OF BIDS
AND AWARDING OF
CONTRACTS

SILK SCREEN UNIFORM
BID

1) Mr. Brian Ramsey, Director of Parks & Recreation, noted that four bids were received and opened on December 11 for the silk screen apparel/uniforms for the Youth Basketball League and Spring Tee-Ball Program.

Trustee Motton moved that the Board of Trustees award the Basketball Uniform contract and Tee-Ball Uniform contract to the lowest bidder, Santo Sports Store of Chicago Ridge, at a total cost of \$2,491.65. Seconded by Trustee Brown.

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

NAYS:(0)

ABSTAIN: (0)

ABSENT: (0)

2) Attorney Perozzi noted that the ordinance was prepared as directed by the Board at their last meeting.

Trustee Brown moved that the Board of Trustees approve an Ordinance granting a Special Use Permit for a Planned Residential Permit to allow the construction of a single family attached (townhome) neighborhood within the MXD zoning district on the Resubdivision of Lots 3 & 5 (Parcel 5) of Brookmere. Seconded by Trustee Johnson.

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

NAYS:(0)

ABSTAIN: (0)

ABSENT: (0)

OLD BUSINESS

CONSIDERATION OF AN
ORDINANCE GRANTING A
SPECIAL USE PERMIT
ALLOWING A PLANNED
RESIDENTIAL PERMIT FOR
THE FIRST
RESUBDIVISION OF LOTS
3 & 5 (PARCEL 5) OF
BROOKMERE

3) Ms. Rita Miotti, Contract and Management Services coordinator, distributed a memorandum and spreadsheet to the Board detailing the final numbers for the January 1, 2004 employee health insurance renewal. She noted that the recommended program represents a 1.42% decrease in premiums over the prior year.

NEW BUSINESS

EMPLOYEE HEALTH
INSURANCE RENEWAL

Trustee Ashmore moved that the staff be authorized to enter into insurance contracts with Intermediary Insurance Services, Inc. (ISSI)/QBE for the Specific

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and Aggregate Insurance Coverages for the Employee Health Insurance Program effective January 1, 2004 with no changes in the program coverage; that staff be authorized to enter into a contract with Long Claim Services (LCS) to provide Third Party Administrator services for the Employee Health Insurance Program effective January 1, 2004; and that the Board of Trustees authorize continuation of life insurance coverage for the Village employees through Boston Mutual Insurance at the quoted rate of \$0.29/\$1,000 effective January 1, 2004, however, staff is also directed to seek additional quotes for this coverage with a report back to the Finance/

Administration Committee within 30 days on the results of that process as presented in the memo dated December 15, 2003 from the Contracts and Management Services Coordinator. Seconded by Trustee Brown.

Trustee Ashmore thanked Ms. Miotti and the Insurance Committee for their efforts in pursuing the best possible contract.

Trustee Imoukhuede suggested that in the future sealed bids be solicited to ensure that the most competitive bids are received. Ms. Miotti noted that the Village does solicit proposals from a variety of companies. However, once the submitted documentation is reviewed, those companies either decline to submit a proposal or provide a quote which is then reviewed by the broker.

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

NAYS:(0)

ABSTAIN: (0)

ABSENT: (0)

President Stricker congratulated Ms. Miotti on her recent election to the Illinois Municipal Retirement Fund Board.

4) Ms. Miotti noted 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 10 year period. Rather than abating the taxes annually, the proposed ordinances will abate the taxes for all years remaining on the individual dealership's incentive agreements. Should it become appropriate that the taxes for a particular location not be abated in any particular tax year due to failure to meet the requirements of the incentive agreement, the Board would then adopt an ordinance to cancel the abatement.

CONSIDERATION OF
ORDINANCES ABATING
TAXES ON AUTO MALL
PROPERTIES

Trustee Ashmore moved that the Board approve the tax abatement ordinances as presented by omnibus vote. Seconded by Trustee Imoukhuede.

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

NAYS:(0)

ABSTAIN: (0)

ABSENT: (0)

Trustee Imoukhuede moved that the Board approve the following ordinances by omnibus vote:

- An Ordinance of the Village of Matteson abating certain Real Estate taxes in connection with the Sutton Ford Project through Tax Year 2009 (taxes collected in 2010).
- An Ordinance of the Village of Matteson abating certain Real Estate taxes in connection with Planet Toyota Project through Tax Year 2010 (taxes collected in 2011).
- An Ordinance of the Village of Matteson abating certain Real Estate taxes in connection with Shaver Imports, Inc. through Tax Year 2009 (taxes collected in 2010).
- An Ordinance of the Village of Matteson abating certain Real Estate taxes in connection with Capital Lincoln Mercury, Inc. through Tax Year 2011 (taxes collected in 2012).
- An Ordinance of the Village of Matteson abating certain Real Estate taxes in connection with the Auto Mall Project through tax year 2009 (taxes collected in 2010).
- An Ordinance of the Village of Matteson abating certain Real Estate taxes in connection with Hawkinson Nissan, LLC. through tax year 2009 (taxes collected in 2010).

Seconded by Trustee Motton.

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

NAYS:(0)

ABSTAIN: (0)

ABSENT: (0)

5) Trustee Motton 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 through Tax Year 2010 (taxes collected in 2011). Seconded by Trustee Imoukhuede.

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

NAYS:(0)

ABSTAIN: (0)

CONSIDERATION OF AN ORDINANCE ABATING TAXES ON COUNTRY INN & SUITES

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ABSENT: (0)

6) Ms. Hildy Kingma, Director of Community Development, noted that the Fire Department has fully vacated the old fire station on 215th Street and an agreement has been reached to sell this property to Elementary School District No. 162. She noted that the Village will maintain ownership of the small corner where the pump house is located as well as the parking lot on the north side of 215th Street.

CONSIDERATION OF A RESOLUTION AUTHORIZING THE SALE OF MUNICIPAL REAL PROPERTY TO SCHOOL DISTRICT NO. 162 AND A REVISED JOINT MEMORANDUM OF USE RELATING TO THE ADJACENT PARKING LOT

Ms. Kingma also reviewed the Revised Joint Memorandum of Use, which is Exhibit C to the Real Property Transfer Agreement, which allows the School District to continue using the parking lot with shared maintenance requirements. It was noted that if the parking lot is converted to commuter use, the School District will maintain a minimum of ten spaces at all times at no charge and the Village will work with them to provide additional parking at no charge during off-peak periods.

Trustee Motton moved that the Board of Trustees approve a Resolution authorizing the sale of Municipal Real property to School District No. 162 and approve a Revised Joint Memorandum of Use between Matteson School District No. 162 and the Village of Matteson. Seconded by Trustee Brown.

In response to questioning from Trustee Brown, Ms. Kingma stated that the sale price is less than market value.

Trustee Motton stated that inasmuch as this is an intergovernmental agreement, he felt it was appropriate for the Village to work together with the School District for the benefit of the children. All Trustees concurred.

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

NAYS:(0)

ABSTAIN: (0)

ABSENT: (0)

7) Mr. Lafayette Linear, Finance Director, presented the annual Tax Levy Ordinance, noting that the 2003 Tax Levy determines the Village's budgeted property tax revenues for fiscal year 2005 (May 1, 2004 through April 30, 2005). The Matteson Public Library Tax Levy was prepared by the Library staff and is made part of the ordinance. The Village is required to adopt the levy for the Matteson Public Library each year as well.

ADOPTION OF THE PROPERTY TAX LEVY FOR THE VILLAGE OF

Trustee Brown noted and Mr. Linear confirmed that there was only a small change in the property tax.

MATTESON

Trustee Brown moved that the Board approved the Ordinance Levying taxes for the Fiscal Year beginning May 1, 2003 and ending April 30, 2004 in the Village of Matteson, Cook County, Illinois. Seconded by Trustee Ashmore.

Trustee Imoukhuede requested that, as a courtesy to the Board, that a representative from the Library be present in the future to make their own presentation.

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

8) President Stricker, as Liquor Commissioner, stated that an application has been received from Kenny's Ribs & Dusties Buffets Matteson, Inc. for a Class D liquor license for their new facility located at 4012 Lincoln Highway in Matteson. In order to facilitate this request, the number of Class D licenses will need to be increased.

Trustee Imoukhuede moved that the Board of Trustees direct the Village Attorney to prepare an ordinance increasing the Class D Liquor License by one. Seconded by Trustee Brown.

CONSIDERATION FOR AN
ADDITIONAL CLASS "D"
LIQUOR LICENSE

It was noted that a Class D Liquor License accommodates the sale of alcoholic liquor for consumption on premises only and excludes the sale of packaged liquor as well as entertainment.

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

9) Trustee Ashmore moved that the Board of Trustees authorize special counsel to prepare the appropriate ordinance to place the Home Rule referendum on the March, 2004 election ballot. Seconded by Trustee Marshall.

Administrator Mekarski noted that on December 8 the Board of Trustees met in a regularly scheduled work session to discuss financial strategies for future needs. The Board reached a consensus that a Home Rule referendum would yield the greatest opportunity to achieve the financial objectives while minimizing the tax

HOME RULE REFERENDUM

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burden to our residential and commercial property owners. He emphasized the importance of this matter and strongly urged all Board members to support a Home Rule referendum.

Trustee Motton stated that he is in favor of Home Rule. He noted that as shown through past experience, the Board acts very responsibly and emphasized the fact that the residents need to place their trust in their elected officials. He noted that Home Rule would give the Village the ability to alleviate some of the tax burden placed on its residents.

Trustee Imoukhuede stated that he is not in support of Home Rule for the Village of Matteson. He felt that because of the Village's lower population, there is typically very little or no participation in local government by the residents. Consequently, decisions are made solely by staff recommendation and Board action without citizen input. Trustee Imoukhuede noted he would like the people to vote and have a say on individual matters as they occur. He also voiced his concern over increasing sales tax and thereby possibly deterring shoppers from coming to Matteson. He stated he would support the placement of the Home Rule question on the ballot in order to allow the citizens of the Village to decide whether they want Home Rule for the Village.

Trustee Ashmore stated he concurred with Trustee Motton and does support Home Rule. He noted he appreciates Trustee Imoukhuede's right to disagree and agreed that the residents should be given the choice. Trustee Ashmore believed that the Board has the responsibility to act now in pursuing the Home Rule opportunity in order to meet future needs and goals.

Trustee Brown stated he was in favor of Home Rule, noting that it would give the Village the opportunity to broaden the tax base. He added that it is his hope that in the future through Home Rule the Village would be in a position to either freeze or rebate a portion of the property taxes that are paid to the Village to relieve the tax burden on the residents.

Trustee Allen stated he was in favor of Home Rule and acknowledged that the current Board, as well as past Boards, has acted very responsibly. He felt Home Rule is needed in order to stay in competition with larger villages in the area.

Trustee Marshall stated she does support Home Rule and felt it is the best way for the Village to achieve its goals.

President Stricker stated he supports the Home Rule concept. He noted it is the Board's responsibility to present all the information to the residents and bring it before them for a vote.

Attorney Perozzi explained the ways in which a community can become Home Rule, noting that even as voters can vote in Home Rule, they can also withdraw it.

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

NAYS:(0)

ABSTAIN: (0)

ABSENT: (0)

10) Administrator Mekarski stated that despite budgetary cut backs, every employee in the organization stepped up and continued to deliver the highest level of service delivery to the residents. To demonstrate the Board's appreciation, it was recommended that a floating holiday be given on December 26, 2003 providing the use does not constitute the use of overtime for shift coverage.

Trustee Ashmore moved that the Board of Trustees authorize the Village Administrator to grant to all employee units for fiscal year 2003/2004 an additional holiday, recognizing December 26, 2003, a holiday for all employee units (full and permanent part-time) with the exception of Public Safety employees working under the Police and Fire Department. Police and Fire Public Safety employees will be granted a floating holiday to be scheduled through the Department Administration provided that the use of the floating holiday does not constitute the use of overtime for shift coverage. The floating holiday is to be used during fiscal year 2003/2004 unless an extension is granted by the Department Administration. Seconded by Trustee Marshall.

OTHER BUSINESS

EMPLOYEE APPRECIATION AWARD DAY

Trustee Imoukhuede requested that the floating holiday be extended to include January 2, 2004, inasmuch as New Years Day falls on a Thursday.

Trustee Ashmore withdrew his motion. Trustee Marshall withdrew her second. The motion was withdrawn.

Trustee Ashmore moved that the Board of Trustees authorize the Village Administrator to grant to all employee units for fiscal year 2003/2004 two additional holidays, recognizing December 26, 2003 and January 2, 2004, as holidays for all employee units (full and permanent part-time) with the exception of Public Safety employees working under the Police and Fire Department. Police and Fire Public Safety employees will be granted two floating holidays to be scheduled through the Department Administration provided that the use of the floating holidays does not constitute the use of overtime for shift coverage. The floating holidays are to be used during fiscal year 2003/2004 unless an extension is

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granted by the Department Administration. Seconded by Trustee Marshall.

Trustee Ashmore requested a review be done on current Village holidays, stating he would like to see Veteran's Day considered for inclusion in the holiday schedule.

President Stricker questioned what the status of the floating holidays would be on employees who are on call. Administrator Mekarski suggested an amendment be made to the motion to address that issue.

Trustee Ashmore withdrew his motion. Trustee Marshall withdrew her second. The motion was withdrawn.

Trustee Ashmore moved that the Board of Trustees authorize the Village Administrator to grant to all employee units for fiscal year 2003/2004 two additional holidays, recognizing December 26, 2003 and January 2, 2004, as holidays for all employee units (full and permanent part-time) with the exception of Public Safety employees working under the Police and Fire Department. Police and Fire Public Safety employees, and other individuals on call, will be granted two floating holidays to be scheduled through the Department Administration provided that the use of the floating holidays does not constitute the use of overtime for shift coverage. The floating holidays are to be used during fiscal year 2003/2004 unless an extension is granted by the Department Administration. Seconded by Trustee Marshall.

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

NAYS:(0)

ABSTAIN: (0)

ABSENT: (0)

11) Trustee Imoukhuede moved that the Board of Trustees adjourn to Executive Session under the Open Meetings Act, Section 2(c)(11) – Litigation, with no need to reconvene. Seconded by Trustee Marshall.

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

NAYS:(0)

ABSTAIN: (0)

ABSENT: (0)

Trustee Motton noted that Vanessa Renderman, STAR reporter, has been transferred to another area and commended her for the outstanding job she has done. Trustees Marshall, Brown, and Imoukhuede concurred.

REQUEST FOR EXECUTIVE
SESSION

Trustee Imoukhuede extended his sympathy to Trustee Brown on the loss of his father-in-law.

Trustee Johnson expressed his sympathy to Trustee Brown. Trustee Johnson also reported that IKEA was interested in locating in the Chicago suburbs and suggested that a letter writing campaign be promoted to encourage them to consider locating in Matteson.

Trustee Ashmore requested that notices be sent to all Trustees when situations warrant. He commended Ms. Renderman on a job well done and wished her well. He extended happy holidays to all.

Administrative Mekarski applauded Ms. Renderman for the fine reporting work she has done.

Mr. Brian Ramsey, Director of Parks & Recreation, stated that due to the holidays, the next Parks & Recreation Commission meeting will be held on December 16th at 7:00 p.m. rather than the 23rd.

Trustee Ashmore requested that the Board look into reinstating a Village Christmas party such as the Millennium Party.

Trustee Imoukhuede requested that a PACE bus representative be contacted regarding buses leaving with the driver being fully aware that residents are trying to catch the bus. President Stricker stated he would follow up on the matter.

Attorney Perozzi and Clerk Grisco wished everyone a happy holiday season.

President Stricker announced that there will be a Public Hearing on December 22, 2003 at the Village Hall and a Special Board meeting on December 29, 2003.

Trustee Marshall moved to adjourn the Regular Meeting of the Board of Trustees at 9:50 p.m. and, after a short recess, convene into Executive Session with no need to reconvene. Seconded by Trustee Johnson.

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

NAYS:(0)

ABSTAIN: (0)

ABSENT: (0)

BOARD OF TRUSTEES
December 15, 2003

12-0124-03

Respectfully Submitted,

Dorothy Grisco, Village Clerk

ADJOURNMENT