

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 17TH DAY OF MAY 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; David Mekarski, Village Administrator; Hildy Kingma, Director of Community Development; Lafayette Linear, Finance Director; Mike Murray, Deputy Director of Public Works; Jan Dinnocenzo, Recording Secretary; and the media.

CONSIDERATION OF
MINUTES

a) President Stricker presented the Minutes of the Regular Meeting of May 3, 2004 for additions, deletions, or corrections.

REGULAR MEETING OF
MAY 3, 2004

Trustee Ashmore moved to approve the Minutes of the Regular Meeting of May 3, 2004 as presented. Seconded by Trustee Imoukhuede.

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

NAYS:(0)

ABSTAIN: (0)

ABSENT: (0)

CONSIDERATION OF
FINANCIAL REPORTS

a) Mr. Lafayette Linear, Finance Director, presented the Treasurer's Report for April, 2004.

TREASURER'S REPORT –
APRIL, 2004

Upon questioning from Trustee Motton, Mr. Linear explained that the negative figures in the report represent an overdraft from that particular fund, not from the actual bank account.

Trustee Ashmore moved to accept the Treasurer's Report for April, 2004 as presented. Seconded by Trustee Brown.

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

NAYS:(0)

ABSTAIN: (0)

ABSENT: (0)

b) 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 Imoukhuede.

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

NAYS:(0)

ABSTAIN: (0)

ABSENT: (0)

COMMENTS BY VILLAGE
OFFICIALS

The President and Board of Trustees reported their activities during the past week and wished Administrator Mekarski the best in his new position with the City of Vero Beach, Florida.

TRUSTEE COMMITTEE
REPORTS

Trustee Imoukhuede reported that homeowners are having a very difficult time exiting Cedar Creek Subdivision onto Vollmer Road. Therefore, for the safety of the residents, Trustees Imoukhuede moved that the Village contact the County and in particular, Commissioner Sims, to see what can be done to alleviate this problem; and subsequently, the staff is to report back to the Board as to the status of this issue as expeditiously as possible. Seconded by Trustee Ashmore.

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

NAYS:(0)

ABSTAIN: (0)

ABSENT: (0)

Trustee Imoukhuede stated that due to the fact that Vollmer Road is four lanes, it would be too dangerous for a police officer to be stationed at the intersection to assist motorists.

Trustee Motton noted and Trustee Ashmore concurred that dangerous conditions also exist at the intersection of Central Avenue and Vollmer Road. While the intersection of Vollmer Road and Central Avenue will be a signalized intersection once improvements are completed, it was requested that in the interim the construction engineer be contacted to alleviate that dangerous situation.

Trustee Brown reported on the need to address the lack of maintenance on some commercial and residential properties and the urgent necessity for adequate code enforcement/inspection staff. Trustee Brown also noted that the Plan Commission will be meeting at May 20 at 7:30 p.m., with a Green Empowerment discussion to be held afterwards. He invited all to attend.

Trustee Motton paid homage to the 50 year anniversary of the landmark Supreme Court ruling in *Brown v. Board of Education*, which is considered the most significant civil rights court case in the 20th century for the legal precedent it set and for the hope it gave to black people throughout the nation.

President Stricker reminded everyone of the Memorial Day Parade hosted by the American Legion Post which will be held on May 31, 2004.

Administrator Mekarski reviewed the status of the Village's pilot cable broadcasting program. He noted that Comcast has offered to continue the pilot program if the Board would reimburse them for the cost of their personnel to attend the meeting and run the camera. They estimated the cost to be approximately \$100 per meeting. In addition, Comcast indicated that if the Village were to provide a volunteer, certified to use their cameras, they would provide the camera at no additional cost. Other options presented included live broadcast, the acquisition of more professional remote multi-camera equipment, the application of a \$.50 per month surcharge to fund such programs, and conducting a survey of the community to determine residents' interest in this programming.

UPDATE ON THE
VILLAGE'S CABLE
BROADCASTING
PROGRAM

Following Board discussion, Trustee Imoukhuede moved to continue the current program of airing the Village Board meetings and pay the estimated \$100 per month until further information is obtained. Seconded by Trustee Motton.

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

NAYS:(0)

ABSTAIN: (0)
ABSENT: (0)

Discussion ensued regarding the need and content of a citizen survey.

Trustee Brown moved that the staff be directed to conduct a survey in order to obtain input from residents in terms of the value and/or benefit they receive from the cable broadcast of Board meetings, but to preclude any mention of a surcharge in lieu of the fact that the Village will be pursuing ways to fund this operation. Seconded by Trustee Marshall.

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

Attorney Perozzi advised that the State Statute provides for the Deputy Clerk to be appointed by the Village Clerk, with the approval of the Board of Trustees. As to the Assistant Treasurer appointment, while not addressed by the State Statute specifically, it is indicated that all other offices of appointment are made by the President, with the advice and consent of the Board of Trustees. Attorney Perozzi further noted that the current appointments will remain until such time as a successor is appointed and qualified.

APPOINTMENT OF
VILLAGE OFFICERS

ASSISTANT TREASURER,
DEPUTY VILLAGE CLERK

Trustee Imoukhuede moved that by the second meeting in June, the Village President should present a name to the Board for the position of Assistant Treasurer, and that the Village Clerk should present a name to the Board for the position of Deputy Village Clerk. Seconded by Trustee Brown.

President Stricker stated that he believed the action imposed by the pending motion is unconstitutional. Following further discussion, the following vote was taken:

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

Mr. Charles Grant, 44 Sundance Road, requested miscellaneous information regarding the Village. It was suggested that he read the *Matteson Avenue* as well

as explore the Village website at www.vil.matteson.il.us and Channel 10 on cable television.

Ms. Sherry Lynn Jones, 46 Sundance, questioned what avenues are available to the public to address the Board. Direction was given to call the Village Hall with concerns or email Trustees directly using the Village website.

Mr. Jeff Cusic, 61 Moonlight Court, President of Cedar Creek Homeowners Association, presented concerns Cedar Creek residents have regarding traffic on Vollmer Road, east of Cicero Avenue. It was felt that traffic moved excessively fast past the subdivision, and they would like to see something done to alleviate the problem before a tragic incident occurs. It was noted that Vollmer Road is a County Road and the Village does not have control over the speed limit; however, the Village can make recommendations/suggestions.

Ms. Barbara Graham, 21622 Wildflower Road, noted that plumbing problems still exist with her residence, and the contractor will not address her concerns. She was instructed to contact the Village's Building Department. Trustee Ashmore stated he felt that the Village needs to take immediate action to improve the building inspection situation.

Trustee Ashmore moved that the Board instruct the Village Administrator to immediately investigate separating the Building Services Department from Community Development, making it a stand-alone department, while at the same time looking at all the salaries across the board where funds can be taken from to help fund the beefing up of this department to bring this staffing up to the level that it needs to be. Seconded by Trustee Motton.

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

NAYS:(0)

ABSTAIN: (0)

ABSENT: (0)

Mr. Robert Skipper, 24 Denise Court; as spokesman for Golfview Estates homeowners, along with Mr. Jerod Matthews, 20 Denise Court; Mr. Victor Roberson, 12 Denise Court; Mr. Dwayne Lee, 16 Denise Court; Mr. Keith Spence, 33 Denise Court; Mr. Samuel Caldwell, 28 Denise Court; and Ms. Ethel Worsham, 37 Denise Court, presented the Board with a petition to amend a letter the Village previously sent to Mr. Wally S. Kos, P.E., Cook County Highway Department, wherein such amendment would request that a uniform solid fence be placed on the east side of Ridgeland Avenue from Apple Hill Avenue north to Vollmer Road in addition to the boundaries stated in the previous letter of April 16,

2004. Their main concern and reason for this request is for the safety of the children.

Trustee Marshall moved to amend the expressions to Cook County personnel and governing officials that steps be taken to ensure the safety and welfare of all residents. Seconded by Trustee Johnson.

Mr. Sam Caldwell, 28 Denise Court, emphasized the urgent need for the fence.

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

NAYS:(0)

ABSTAIN: (0)

ABSENT: (0)

Mr. Mike Keelan, 3519 218th Street, voiced his concerns regarding the construction taking place on Main Street, noting that cars are observed driving northbound on the “southbound only” road, the railroad is blocking the road for 20 to 30 minute time periods, and patrol vehicles do not appear to be present during this construction phase. He also requested that construction updates be placed on the Village website. Trustee Ashmore suggested that the Village send staff directly to the County Board to address the many concerns and issues that are taking place within the Village of Matteson. As Chairman of the Public Works Committee, Trustee Johnson stated he would follow up on the matter.

Mr. Dwayne Shipp, 6229 Virginia Lane, stated that the Creekside Homeowners Association has dealt with many issues in the past and offered assistance to those residents previously heard by the Board at this evening’s meeting. He also thanked all for the sympathetic words on the passing of his mother.

1) Trustee Ashmore moved that the Board authorize the Village President to sign an Agreement with the PAR Group for professional services for the recruitment of a new Village Administrator and further authorize the Finance Director to process a budget amendment creating a new line item for Executive Search from the salary variance created by the absence of the Village Administrator in an amount not to exceed \$25,000. Seconded by Trustee Brown.

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

CONSIDERATION OF BIDS
AND AWARDING OF
CONTRACTS

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

CONSIDERATION OF AN
AGREEMENT TO
CONDUCT PROFESSIONAL
SERVICES IN THE
RECRUITMENT OF A NEW
VILLAGE ADMINISTRATOR

2) Mr. Lafayette Linear, Finance Director, noted that these were “pass-through” increases; there would be no excess monies collected for Village use. He also noted that the cost for a gallon of water is a little less than ½ cent per gallon.

Trustee Imoukhuede moved that the Board of Trustees approve an Ordinance amending Chapter 52, entitled “Water” of the Code of Ordinances, of the Village of Matteson, Cook County, Illinois, increasing the water rate. Seconded by Trustee Ashmore.

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

OLD BUSINESS

CONSIDERATION OF AN
ORDINANCE AMENDING
CHAPTER 52, ENTITLED
“WATER” OF THE CODE OF
ORDINANCES, OF THE
VILLAGE OF MATTESON,
COOK COUNTY, ILLINOIS,
INCREASING THE WATER
RATE

3) President Stricker noted that a request was received from the Mayor of Vandalia for support in opposing the closure of the Vandalia Correctional Center.

Trustee Imoukhuede moved that the Board of Trustees approve a Resolution opposing the closure of the Vandalia Correctional Center. Seconded by Trustee Marshall.

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

NEW BUSINESS

CONSIDERATION OF A
RESOLUTION OPPOSING
THE CLOSURE OF THE
VANDALIA
CORRECTIONAL CENTER

4) Ms. Hildy Kingma, Director of Community Development, gave a brief synopsis of this request, noting that it is for the Cook County Class 8 property tax incentive which would reduce the assessment on the property from 38 percent to 16 percent of the assessed valuation for a 10 year period.

Mr. Hawkinson, Hawkinson Nissan, addressed the Board explaining the need for the Economic Incentive Agreement.

Trustee Motton noted that the various automobile dealerships have a responsibility to the Village to participate in Village-sponsored projects. He felt that prior to the

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

Village approving this agreement, there should be assurances that these community responsibilities are being addressed.

Trustee Imoukhuede moved to table this item until the first meeting in June.
Seconded by Trustee Motton.

Mr. Hawkinson stated that the auto dealerships would welcome regular communication with the Village and invited the Board to attend their regularly scheduled meetings.

Ms. Kingma detailed the benefits that School District 159 currently receives from the auto dealerships.

Following further Board discussion, the following vote was taken to table this item:

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

Trustee Marshall moved that the Board of Trustees pass an Ordinance approving an Economic Incentive Agreement for the Hawkinson Nissan automobile dealership. Seconded by Trustee Johnson.

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

Trustee Ashmore left the Council Room at 9:55 p.m.

5) Trustee Marshall 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 5515 Miller Circle Drive. Seconded by Trustee Brown.

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

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 5515
MILLER CIRCLE DRIVE

6) Ms. Kingma explained that this plat permits the development of 44 single family homes to be constructed by A & J Construction and Oxford Development.

Trustee Brown moved to approve a Final Plat for Newbury Estates, Phase Two, as presented. Seconded by Trustee Johnson.

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

Trustee Ashmore returned at 9:58 p.m.

7) Trustee Imoukhuede moved that the Board pass an Ordinance amending Chapter 40, entitled "Ethics" of the Code of Ordinances, implementing the provisions of the State Officials and Employees Ethics Act (5 ILCS 430/1-1 et seq.) in the Village of Matteson. Seconded by Trustee Marshall.

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

Trustee Marshall left the Council Room at 10:00 p.m.

8) Mr. Mike Murray, Deputy Director of Public Works, stated that the change reflects a 1-1/2 inch water service requirement for residential dwelling units to facilitate the new sprinkler ordinance.

Trustee Imoukhuede moved that the Board of Trustees pass an Ordinance amending Chapter 52, entitled "Water" of the Code of Ordinances of the Village of Matteson, concerning water main specifications. Seconded by Trustee Ashmore.

AYES: (5) Ashmore, Brown, Imoukhuede, Johnson,
and Motton
NAYS:(0)

CONSIDERATION OF A
FINAL PLAT FOR
NEWBURY ESTATES,
PHASE TWO

CONSIDERATION OF AN
ORDINANCE
IMPLEMENTING THE
PROVISIONS OF THE
STATE OFFICIALS AND
EMPLOYEES ETHICS ACT

ABSTAIN: (0)
ABSENT: (1) Marshall

CONSIDERATION OF AN
ORDINANCE AMENDING
CHAPTER 52, ENTITLED
"WATER" OF THE CODE OF
ORDINANCES
CONCERNING WATER
MAIN SPECIFICATIONS

9) Mr. Murray explained that SBC has requested two exclusive easements, one would be located near Ridgeland Avenue and the Old Plank Road Trail, and the second would be located near the southwest corner of the open space area at Ridgeland Avenue and Sunflower Drive. SBC wishes to install new equipment that will improve services in the vicinity of these locations by providing high speed internet services as well as other improvements.

Trustee Marshall returned at 10:03 p.m.

Trustee Imoukhuede moved that the Board of Trustees pass a Resolution authorizing the Village to execute the two (2) proposed SBC exclusive easement requests. Seconded by Trustee Ashmore.

Discussion ensued regarding the availability of high speed internet throughout the entire Village. Mr. Dennis Soszynski, SBC Representative, and Mr. Kurt Ivans, SBC Right of Way Engineer, addressed the Board and stated that most of the Village east of I-57 currently has high speed internet accessibility, and the focus now is on the area west of I-57.

CONSIDERATION OF A
RESOLUTION
AUTHORIZING THE
VILLAGE TO EXECUTE
TWO (2) SBC EXCLUSIVE
EASEMENT REQUESTS

President Stricker requested clarification from SBC as to exactly which geographic areas, if any, will not have accessibility to high speed internet and the reason why they would not have such service. He noted that it is the Board's posture that the entire Village should have accessibility.

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

NAYS:(0)

ABSTAIN: (0)

ABSENT: (0)

10) Mr. Lafayette Linear, Finance Director, noted that the Village has accumulated funds from other sources in the amounts sufficient to pay the required principal and interest through December 31, 2004 on the respective bonds.

Trustee Imoukhuede moved that the Board of Trustees pass by omnibus vote

- the Tax Abatement Ordinance on the \$3,585,000 General Obligation Bonds (Alternate Revenue Source), Series 1997C;
- the Tax Abatement Ordinance on \$5,000,000 General Obligation Bonds, Series 1997A;
- the Tax Abatement Ordinance on \$1,960,000 General Obligation

Refunding Bonds, Series 2002B; and

- the Tax Abatement Ordinance on \$2,250,000 General Obligation Bonds, Series 2003A.

Seconded by Trustee Ashmore.

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

NAYS:(0)

ABSTAIN: (0)

ABSENT: (0)

11) Mr. Kevin McCanna, Speer Financial, briefed the Board on the particulars of the proposed bond ordinance.

Administrator Mekarski noted that the ordinance initiates the public process to afford the negotiated sale and/or bid for the sale of Tax Incremental Revenue Bonds which will be utilized to finance the eligible projects identified in the Redevelopment Plan for the Lincoln Highway/Cicero Avenue TIF.

It was noted that the Village has no obligation in the repayment of the bonds, but rather revenues collected in the three TIF Districts will be used to pay off the bonds.

Trustee Brown moved that the Board of Trustees pass an Ordinance providing for the issuance of not to exceed \$10,000,000 Tax Incremental Revenue Bonds of the Village of Matteson and providing for the security thereof for the purpose of financing redevelopment costs in the Lincoln Highway/Cicero Avenue RPA IV Redevelopment Plan. Seconded by Trustee Ashmore.

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

NAYS:(0)

ABSTAIN: (0)

ABSENT: (0)

12) Trustee Ashmore moved that the Board of Trustees approve a Resolution approving a Waiver and Consent to the Redevelopment Agreement with Realty America Group for the Lincoln Mall Redevelopment. Seconded by Trustee Imoukhuede.

Trustee Imoukhuede stated that in the future, he will not vote on such issues unless sufficient time is given for their review. It was noted that this item and the previous item were in the planning stages for over a year; however, the final documents were

CONSIDERATION OF
ORDINANCES FOR
ABATEMENT OF THE
1997C AUTO MALL PUBLIC
IMPROVEMENT BONDS,
1997A TIF#1 GENERAL
OBLIGATION BONDS,
SERIES 2002B GENERAL
OBLIGATION BONDS
(ALTERNATE REFUNDING),
AND 2003A GENERAL
OBLIGATION BONDS

CONSIDERATION OF AN
ORDINANCE PROVIDING
FOR THE ISSUANCE OF
NOT TO EXCEED
\$10,000,000 TAX
INCREMENTAL REVENUE
BONDS OF THE VILLAGE
OF MATTESON AND
PROVIDING FOR THE
SECURITY THEREOF FOR
THE PURPOSE OF
FINANCING
REDEVELOPMENT COSTS
IN THE LINCOLN
HIGHWAY/CICERO
AVENUE RPA IV

REDEVELOPMENT PLAN

not finalized until Monday afternoon.

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

NAYS:(0)

ABSTAIN: (0)

ABSENT: (0)

13) Trustee Imoukhuede moved that the Board of Trustees adjourn to Executive Session under the Open Meetings Act, Section 2(c)(1) – Personnel, with no need to reconvene. Seconded by Trustee Ashmore.

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

NAYS:(0)

ABSTAIN: (0)

ABSENT: (0)

CONSIDERATION OF AN
AMENDMENT TO AN
ORDINANCE APPROVING
A REDEVELOPMENT
AGREEMENT BETWEEN
THE VILLAGE OF
MATTESON AND REALTY
AMERICA GROUP
(LINCOLN MALL) LP

Trustee Ashmore requested that the Board review the McGladrey & Pullen recommendations and noted that the Administration/Finance Committee will be reviewing it at their next meeting and bringing their findings to the Board for discussion at an upcoming workshop.

Trustee Imoukhuede stated that the Public Safety Committee will be scheduling a meeting during the second week of June.

Trustee Brown, Attorney Perozzi, Clerk Grisco, and President Stricker wished Administrator Mekarski the best in his new position with the City of Vero Beach.

Administrator Mekarski thanked the President and Board for all their support during his tenure with the Village of Matteson.

Trustee Marshall moved to adjourn the Regular Meeting of the Board of Trustees at 10:45 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)

OTHER BUSINESS

REQUEST FOR EXECUTIVE
SESSION

BOARD OF TRUSTEES
May 17, 2004

05-098-04

Respectfully Submitted,

Dorothy Grisco, Village Clerk

ADJOURNMENT