

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 NOVEMBER 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; Frank Myers, Village Administrator; Hildy Kingma, Director of Community Development; Robert Park, Police Chief, Lafayette Linear, Finance Director; Rebecca Greiman, Recording Secretary; and the media.

CONSIDERATION OF
MINUTES

a) President Stricker presented the Minutes of the Regular Meeting of October 18, 2004 for additions, deletions, or corrections.

REGULAR MEETING OF
OCTOBER 18, 2004

Trustee Ashmore moved to approve the Minutes of the Regular Meeting of October 18, 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 Minutes of the Regular Meeting of November 1, 2004 for additions, deletions, or corrections.

REGULAR MEETING OF
NOVEMBER 1, 2004

Trustee Ashmore moved to approve the Minutes of the Regular Meeting of November 1, 2004 as presented. Seconded by Trustee Brown.

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

NAYS:(0)

ABSTAIN: (0)

ABSENT: (0)

c) President Stricker presented the Minutes of the Special Meeting of November 8, 2004 for additions, deletions, or corrections.

SPECIAL MEETING OF
NOVEMBER 8, 2004

Trustee Imoukhuede moved to approve the Minutes of the Special Meeting of November 8, 2004 as presented. Seconded by Trustee Ashmore.

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 October, 2004.

TREASURER'S REPORT –
OCTOBER, 2004

Trustee Brown asked Mr. Linear to explain the deficit to the public. Mr. Linear briefly explained the account balances and deficits to the audience.

Trustee Ashmore moved to accept the Treasurer's Report dated October 31, 2004 as presented. Seconded by Trustee Motton.

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

NAYS:(0)

ABSTAIN: (0)

ABSENT: (0)

SALARY, OVERTIME AND
ACCOUNTS PAYABLE

b) President Stricker presented the Salary, Overtime and Accounts Payable.

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

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

BOARD OF TRUSTEES

November 15, 2004

11-188-04

NAYS:(0)

ABSTAIN: (0)

ABSENT: (0)

SWEARING-IN CEREMONY

SWEARING IN OF
MICHAEL JONES AS
SERGEANT OF POLICE

COMMENTS BY VILLAGE
OFFICIALS

TRUSTEE COMMITTEE
REPORTS

Chief Park gave a brief background of Michael Jones' experience with the Village of Matteson Police Department. Village Clerk Dorothy Grisco swore in Michael Jones as Sergeant of Police.

Board members reported their attendance at various meetings and functions. They also expressed their sympathy to Brian Ramsey, Director of Parks and Recreation, on the loss of his mother-in-law and Lance Jefferson, Community Service Officer, on the loss of his father.

Trustee Ashmore thanked Vince Laoang, Director of Public Works, for his prompt attention to the water leak at 612 Appian Way. He added that the residents deserve quick and professional customer service and this example should be a model for everyone. Trustee Ashmore noted that the Administration and Finance meeting is scheduled for Tuesday at 7:00 a.m.

Trustee Johnson reminded everyone that from October 13th to November 29th lawn waste does not require stickers.

Trustee Brown pointed out a House Bill which supports school funding. He noted that while this bill is not perfect, it is an improvement. He urged the Board to consider passing a resolution to support the bill. Trustee Brown stated that the Plan Commission will meet on Thursday at 7:30 p.m. He also mentioned that he visited some of the homes in Stoneridge and he deferred to Mr. Frank Myers for an update.

Trustee Marshall noted that on November 24th there will be a Thanksgiving Service at New Faith at 7:30 p.m.

Mayor Stricker noted that Lincoln Mall will be hosting a meeting on Economic Development on Tuesday morning at which he will speak.

OPPORTUNITY FOR
PUBLIC COMMENT

GENERAL PUBLIC

Ms. Angela Blair, 5248 Southwick Court, noted that she has worked with the builders, communicated concerns and documented all interaction. She noted that they have always assisted her when approached. Ms. Blair added that she is very disgruntled that Phase III of this development has been put on hold. She noted that the situation has been blown out of proportion and without the construction of Phase III, the property values will not increase.

Mr. Vernell Drummond, 916 Warwick Drive, noted that on November 3rd the Newbury Estates Homeowners Association met to start forming the association. He asked that the Board give input on the formation of this association. He said they would be meeting again on December 1st at the Village Hall at 7:30 p.m. Mr. Drummond also commended the Board for getting the street lights installed and functioning in this subdivision.

President Stricker noted that the Community Affairs Department can assist them with any questions they may have.

Trustee Marshall added that they should contact Nancy Kolanowski or Laverne Woods directly.

Mr. Olukayode Idowu, 901 Willow Road, questioned the budget deficits and requested further information. Mr. Linear noted that the total of the accounts is \$3.2 million which is positive, but for proper bookkeeping, the accounts are separate and some are negative. The overall picture is healthy.

Ms. Monique Mahone, 5246 Southwick Court, stated that she hopes this situation with the developer is resolved. She noted that the Board has heard only the negative. Ms. Mahone stated that no one has stopped by her home to check anything or ask her opinions. She added that after living in Richton Park for 17 years, she is very happy in Stoneridge and would like to see Phase III underway. Ms. Mahone stated that every new home has issues and Larry and Andy resolved all issues immediately.

Ms. Deborah Murray, 5239 Southwick Court, submitted a petition signed by 26 happy Stoneridge residents. She also submitted 8 letters noting a positive experience. She asked what the timeline is for the release of the permits for Phase III.

Mr. Myers gave a brief overview of Staff's plan and accomplishments. He also distributed a timeline of events and detailed records from the developer regarding service calls. He stated that Staff has met with both the residents and the developer. Mr. Myers stated that Staff will be scheduling Existing Structure

Inspections for each unit involved to assess the situation. This inspection is a good source if problems exist. The inspection results will be shared with the developer immediately to achieve compliance with the issues. The deadline for this action is December 3rd.

There was a lengthy discussion between Ms. Murray and the Board regarding the legal ramifications of placing the plat on hold due to this situation.

Trustee Marshall stated that she received the initial letter from an unhappy resident in Stoneridge and the Board made a move in the best interest of the Village. She added that they want to make sure that these problems do not occur again. Trustee Marshall stated that they cannot tell the newspapers what to say or not to say, but the action taken was in the best interest of the Village.

Mr. Ted Connor, NAACP Chapter President, 3233 Heritage, thanked the Board for keeping the community safe and also thanked them for their support. He stated that soon he hopes to become more involved in activities.

Mr. Frances Freeman of Broadacre, Southwick Courtyards, LLC stated that there has been weeks of discussion and they are here to address the problems. Mr. Freeman gave a brief background of the company and noted that they do not advertise much. They rely solely on references to sell the units. He stated that they are determined to achieve satisfaction. Mr. Freeman also explained the process for the 3rd party warranty, which is a separate entity capable of resolving the issues. He also explained their policy for punch list items and noted that many residents needed to be contacted more than once to achieve their lists. Mr. Freeman noted that this situation has damaged everyone involved. He also noted that Phase III is in doubt as they may miss the construction season. They did have 15 reservations but that may have changed due to their damaged reputation.

Mr. Freeman asked that the Board consider severing the approval of the plat for Phase III from the situation that exists in Phases I and II. In turn, the developer will promise to stand behind the results of the Existing Structure Inspections and execute the results at no cost to the resident as they cannot afford to lose the construction season.

President Stricker noted that the process explained by Staff appears to be reasonable. He urged Mr. Freeman to meet with Staff to get the situation cleared up. He asked the Board for their opinions of this request.

Trustee Marshall said no.

Trustee Ashmore stated that while he is sensitive to the construction season, they must move forward with the situation at hand.

Trustee Brown stated that they present the opportunity to move this forward to a quick resolution.

Trustee Imoukhuede stated that the ball is in their court.

Mr. Ed Long asked if Public Works could post "No Passing" signs on the bridge. Mr. Myers said he would pass that request on.

Ms. Tracy Munno was present to update the Board on Lincoln Mall. She began by apologizing for Rives absence and noted that he will be present at the December 20th meeting. She stated that the pace of the retail world is slow but reported the following:

LINCOLN MALL UPDATE

- 1) The Mall will be visited this week, a 3rd visit by the decision maker. This is a significant retailer and is good news.
- 2) The 2nd anchor referenced in the confidential memo has visited and a reply should be received within 10 days to 2 weeks.
- 3) The Mall should be receiving a letter of intent for a sit down restaurant for the site shortly.
- 4) Rives is closing this week on the Amish Furniture site which will assist in beginning the roadwork.
- 5) ICSC deal making is December 6th thru 8th in New York. Rives is attending this conference, and they are already getting calls for meetings. The momentum is beginning.

Ms. Munno stated that the major retailers take a while in making decisions, but she is anxious to deliver the news. Ms. Munno offered to address any questions the Board may have.

Trustee Motton asked about the construction of the road. Ms. Munno stated that the start date should be early spring as they are working on preliminary engineering at this time. Trustee Motton noted that the confidential memo is very pleasing. He asked that something be put together to inform the school districts of this progress.

Trustee Imoukhuede confirmed that Rives will be attending the December 20th Board meeting for the December update. Ms. Munno answered yes.

Trustee Brown noted that they really understand the goals of Matteson, and he is confident the redevelopment will happen.

Ms. Hildy Kingma distributed a memo noting the distribution of funds for the purchase of the Amish Furniture property. She added that they experienced a fire in June, are currently located in the 1st floor of the old Wards space, and the Village hopes to keep them in Matteson.

Ms. Munno added that they have begun launching the Holiday Season at the Mall with beautiful decorations. Santa will arrive on Saturday.

CONSIDERATION OF BIDS
AND AWARDING OF
CONTRACTS

CONSIDERATION OF
RENEWAL OF IMLRMA
INSURANCE PROGRAM
FOR 2005

OLD BUSINESS

CONSIDERATION OF A
RESOLUTION
AUTHORIZING THE
ISSUANCE OF A TAXABLE
TAX ANTICIPATION
WARRANTS IN
ANTICIPATION OF THE
COLLECTION OF TAXES
LEVIED FOR THE YEAR
2003, BY THE PRESIDENT
AND BOARD OF TRUSTEES
OF THE VILLAGE OF
MATTESON, COOK
COUNTY, ILLINOIS, FOR
THE MATTESON PUBLIC
LIBRARY

1) Mr. Frank Myers gave the report.

Trustee Ashmore moved to approve the Renewal of the IMLRMA Insurance Program for 2005 as submitted. Seconded by Trustee Marshall.

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

NAYS:(0)

ABSTAIN: (0)

ABSENT: (0)

2) Mr. Lafayette Linear gave the report explaining that the library has insufficient funds, and the resolution will allow the issuance of tax warrants in the amount of the taxes due in from Cook County.

Trustee Ashmore moved to approve the Resolution Authorizing the Issuance of a Taxable Tax Anticipation Warrants not to exceed \$300,000. Seconded by Trustee Johnson.

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

NAYS:(0)

ABSTAIN: (0)

ABSENT: (0)

Trustee Imoukhuede asked who will be responsible for this \$300,000. Mr. Linear noted that the Village and the library are two separate entities, and the Village will not be responsible for this money.

Attorney Perozzi noted that this procedure is a formality and the money will come entirely from library funds.

3) Ms. Hildy Kingma gave the report.

NEW BUSINESS

Attorney Perozzi noted that he had no objections to the agreement, and he recommended approval of the letter.

CONSIDERATION OF A
LETTER AGREEMENT
RELATING TO THE
GLENEAGLE TRAILS
TOWNHOMES

Trustee Imoukhuede moved to approve the Letter of Agreement relating to the Gleneagle Trail townhomes as submitted. Seconded by Trustee Ashmore.

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

Ms. Kingma stated that Mr. Tony Montalbano, Jr. was present.

Trustee Motton stated that he is not pleased.

Trustee Imoukhuede stated that what occurred is a shame and unacceptable. In the future, they will be watched so that this situation can not repeat itself.

4) Ms. Kathy Murray was present to give the report.

Trustee Motton moved to approve the Proposal between the Village of Matteson and Teamsters Local 726 for Certification Incentive Pay as submitted. Seconded by Trustee Ashmore.

CONSIDERATION OF
PROPOSAL BETWEEN THE
VILLAGE OF MATTESON
AND TEAMSTERS LOCAL
726 FOR CERTIFICATION
INCENTIVE PAY

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

Trustee Ashmore reminded everyone of the Administration and Finance meeting on Tuesday morning at 7:00 a.m.

OTHER BUSINESS

Trustee Brown discussed the proposed House Bill regarding Education Funding Reform and recommended a resolution of support from the Board.

Mr. Myers noted that it has been an exciting first month and that he has a contract on a home in Matteson.

President Stricker wished everyone a Healthy Thanksgiving.

5) President Stricker noted that an Executive Session has been requested under the Open Meetings Act, Section 2(c)(1) – Personnel, with no need to reconvene.

REQUEST FOR EXECUTIVE
SESSION

Trustee Imoukhuede moved that the Board of Trustees adjourn, at the end of this meeting, 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)

Trustee Marshall moved to adjourn the Regular meeting of the Board of Trustees at 9:30 p.m. Seconded by Trustee Johnson.

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

ADJOURNMENT

NAYS:(0)

ABSTAIN: (0)

ABSENT: (0)

Respectfully Submitted,

Dorothy Grisco, Village Clerk