

MEETING OF THE BOARD OF TRUSTEES REGULAR SESSION
11004 Carpenter Street, Mokena, Illinois 60448

Session #023

December 11, 2017

CALL TO ORDER

Mayor Fleischer called the Regular Session of the Board of Trustees to order at 7:00 p.m.

PLEDGE OF ALLEGIANCE

The Board of Trustees and members of the audience recited the Pledge of Allegiance.

ROLL CALL/ESTABLISHMENT OF QUORUM

Clerk Hersted called the roll and the following Trustees were present:

Jim Richmond
Joseph E. Budzyn
George Metanias
Debbie Engler
Joe Siwinski

Absent: John Mazzorana

Also present were: Clerk Jillian Hersted; Village Administrator John Tomasoski; Finance Director Barb Damron; Public Works Director Lou Tiberi; Assistant Village Administrator Kirk Zoellner; Police Commander Randy Stumpf; Community/Economic Development Director Alan Zordan; Staff Engineers Dan Peloquin and Brian Fei; and Village Attorney Carl Buck.

DISCOVER MOKENA

VFW Commander Hogan thanked the Board and staff for their support on the restoration of the WWII cannon. He suggested something for the south side of the cemetery possibly a memorial for veterans.

Mayor Fleischer stated Commander Hogan is welcome to present a proposal for the Board's consideration. He also thanked everyone involved with the cannon restoration.

Commander Hogan also provided information on a Christmas party being hosted by the VFW this Friday. It is open to the public, however, they are requesting donations of toiletries, gently used clothing, puzzles, games etc. that will be delivered to the Manteno Veterans Home in Manteno.

COMMUNITY CALENDAR

Clerk Hersted presented the Community Calendar.

PUBLIC COMMENT

N/A

CONSENT AGENDA

Village Administrator John Tomasoski presented (5) items on the Consent Agenda for Board approval. These items are strictly administrative in nature.

- a. Motion to cancel the regularly scheduled Mokena Village Board work session of Monday, December 18, 2017 and the regularly scheduled Village Board meeting of December 27, 2017.
- b. Motion to adopt Resolution No. 2017-R09, a resolution of compliance to provisions of Public Act 100-0554 within the Village of Mokena, Will County, Illinois.
- c. Motion to reduce Letter of Credit Number 1550, issued by Providence Bank & Trust, for public improvements associated with the Goddard Subdivision, by a total amount of \$100,000.00 to a total remaining balance of \$10,000.00.
- d. Motion to approve minutes from November 20, 2017 Work Session
- e. Motion to approve minutes from the November 27, 2017 Board Meeting and Work Session

Trustee Engler made a motion to approve Consent Agenda Items 6 (a), (b), (c), (d) and (e) as depicted in the December 7, 2017 Request for Board Action prepared by the Village Administrator. Trustee Metanias seconded.

AYES: (5) Richmond, Budzyn, Metanias, Engler, Siwinski
NAYS: (0)
Absent: (1) Mazzorana
Motion carried

FINANCE REPORT

Finance Director Barb Damron presented the accounts payable list for December totaling 1,664,993.52. She highlighted the following invoices to be paid.

- \$762,161.87 Austin Tyler Construction – FY 18 Street Maintenance Program (97 ½%)
- \$ 73,340.00 Oak Lawn Blacktop & Paving – Street Patching Program
- \$ 68,568.85 Village of Oak Lawn – Lake Water Debt.
- \$ 67,656.00 Watchguard Inc. – In-Car Cameras and Server

Trustee Engler made a motion to approve the monthly accounts payable in the amount of 1,664,993.52. Trustee Metanias seconded.

AYES: (5) Richmond, Budzyn, Metanias, Engler, Siwinski
NAYS: (0)
Absent: (1) Mazzorana
Motion carried

PRESENTATIONS/APPOINTMENTS/PROCLAMATIONS

Appointment of Jason Hon to position of Water/Wastewater Operator

Public Works Director Lou Tiberi presented the appointment of Jason Hon to the position of Wastewater Plant and Water Operator.

The recent promotion of Dale Butler to the position of Wastewater Treatment Plant Operator II created an opening in the Utilities Division of the Public Works Department for a Wastewater Plant and Water Operator. Following standard protocol, the Village advertised this open position internally, and one current employee, Jason Hon, expressed an interest in it.

Following a formal interview, it was determined that Mr. Hon was qualified to fill this open position.

Mr. Hon has been employed in the Utilities Division of Public Works since July, 2015. He possesses a Class “C” Public Water Supply Operator Certification (which is required for the Wastewater Plant and Water Operator position within one year of appointment), and although not required for the job, he also holds a CDL classification required to operate the Village’s 2 ½ ton dump trucks and snowplows.

Mr. Hon was initially hired as a Meter Reader and his work record is exemplary. During his time as a Meter Reader, he has gained valuable experience training with current operators on water main breaks, learned the flow of day-to-day operations at the wastewater treatment plant, and broadly familiarized himself with Mokena’s water and sewer distribution systems.

Staff is recommending the appointment of Jason Hon to the position of Wastewater Plant and Water Operator in the Utilities Division of the Public Works Department.

Trustee Engler made a motion to approve the appointment of Jason Hon to the position of Wastewater Plant and Water Operator in the Utilities Department at the starting step for that position as delineated in the August 22, 2016 Collective Bargaining Agreement with the International Union of Operating Engineers, Local 150, effective December 12, 2017. Trustee Metanias seconded.

AYES: (5) Richmond, Budzyn, Metanias, Engler, Siwinski
NAYS: (0)
Absent: (1) Mazzorana
Motion carried

Appointment of Michael Lief to position of Meter Reader

Public Works Director Lou Tiberi presented the appointment of Michael Lief to the position of Meter Reader.

Due to the promotion/appointment of Jason Hon to the position of Wastewater Plant and Water Operator previously, there is an opening in the Utilities Division of the Public Works Department for a Meter Reader. Following standard protocol, the Village advertised this open position internally, and one current employee, Michael Lief, expressed an interest in it.

Following a formal interview, it was determined that Mr. Lief was qualified to fill this open position. Legal counsel additionally conducted a customary background check which disclosed no areas of concern.

Mr. Lief has been employed with the Utilities Division of Public Works over the past three years as a part-time summer help employee and water utility intern. Mr. Lief is currently in the process of obtaining his certification for a CDL, and has expressed an interest in acquiring his Class “C” Public Water Supply Operator Certification, although neither is required for this position.

Mr. Lief possesses the skills and capabilities necessary to perform the tasks affiliated with this position, requiring little or no training due to the fact that he has at one time or another performed all of the tasks associated with the Meter Reader position.

Staff is recommending the appointment of Michael Lief to the position of Meter Reader in the Utilities Division of the Public Works Department.

Trustee Engler made a motion to approve the appointment of Michael Lief to the position of Meter Reader in the Utilities Department at the starting step for that position as delineated in the August 22, 2106 Collective Bargaining Agreement with the International Union of Operating Engineers, Local 150, effective December 12, 2017. Trustee Metanias seconded.

AYES: (5) Richmond, Budzyn, Metanias, Engler, Siwinski

NAYS: (0)

Absent: (1) Mazzorana

Motion carried

National Society Daughters of the American Revolution Presentation to Matt Galik

Representatives of the Founders Crossing Chapter of the National Society of the Daughters of the American Revolution (DAR) awarded the organization’s Historic Preservation Medal to local historian and Mokena resident Matt Galik. This medal is the most prestigious award the DAR bestows. Only thirty of these awards are presented each year throughout the United States. The Historic Preservation Medal is being presented to Mr. Galik “In Recognition of Outstanding Achievement in Historic Preservation”.

Ms. Barbara Teague, a retired teacher from District 159, presented the medal to Mr. Galik.

Mr. Galik thanked the DAR for the award and thanked everyone for their support of his endeavors.

PUBLIC HEARINGS

Proposed Annexation of 10724 W. 191st Street

Assistant Village Administrator Kirk Zoellner stated that the public hearing for this proposed annexation was initially opened in October. At that time, Staff was having difficulty making contact with the landowner attorney and the public hearing was recessed. Last week the landowner’s attorney reached out to staff to notify staff that the property owner would like to voluntarily annex his property. Due to this recent development, staff is recommending to again recess the public hearing.

Trustee Siwinski made a motion to re-open a public hearing to consider the annexation of property located at 10724 W. 191st Street. Trustee Richmond seconded.

AYES: (5) Richmond, Budzyn, Metanias, Engler, Siwinski

NAYS: (0)

Absent: (1) Mazzorana

Motion carried

Legal counsel and staff would like to meet with the property owners and their attorney to discuss the conditions the landowner would like to see met prior to the property being annexed into the Village. Staff will then bring this item back in a work session format so the Board may discuss these conditions for voluntary annexation.

Mr. Zoellner recommended the Board recess the public hearing to February 26, 2018.

Trustee Siwinski made a motion to recess a public hearing to consider the annexation of property located at 10724 W. 191st Street to February 26, 2018. Trustee Richmond seconded.

AYES: (5) Richmond, Budzyn, Metanias, Engler, Siwinski

NAYS: (0)

Absent: (1) Mazzorana

Motion carried

OLD BUSINESS

2017 Aggregate Tax Levy

Finance Director Barb Damron stated the Board previously discussed the 2017 tax levy during the October 23, 2017 work session. The levy amount was then announced publicly at the November 13th Board meeting.

The Property Tax Extension Limitation Law or PTELL went into effect for the 1991 levy year for non-home rule taxing districts in the collar counties. PTELL does not “cap” individual property assessments but it is designed to limit the increase in property tax extensions (total taxes billed) by slowing the growth of property tax revenues to taxing districts when property values are increasing faster than the rate of inflation which is occurring in 2017

The annual tax increase under PTELL is limited to 5% or the rate of inflation (CPI), whichever is less, this year the CPI is 2.1%.

During the October 23rd work session, the direction from the Board was to proceed with the addition of new growth only and no CPI for the 2017 tax levy

The 2017 tax levy is determined by taking the limiting rate .2498 and applying it to the anticipated new growth which is approximately 2% or \$15 million dollars for 2017.

The increase of \$37,533 for new growth is then added to last year’s tax levy to arrive at the estimated 2017 tax levy amount of \$1,939,706.

Frankfort Township assessments are estimated to increase by approximately 3.5%. The proposed 2017 EAV or equalized assessed valuation is estimated to be approximately \$792.6 million dollars which is more than last year’s EAV. This represents the net effect of the 3.5% increase in assessments of approximately \$26.3 million dollars and new growth of approximately \$15 million dollars for a total of \$41.3 million dollars.

The estimated municipal tax rate for 2017 is then calculated by dividing the estimated 2017 levy by the estimated EAV for 2017 which equals a rate of .2447 or approximately 24.5 cents per \$100 of EAV on a home. This is slightly below the 2016 tax rate.

Ms. Damron provided a brief summary of the 2016 tax levy.

The comparison of the 2016 municipal tax rates in Will County shows the Village of Mokena to have the lowest municipal tax rate of 23 Will county municipalities.

These rates represent the actual municipal rate shown on the property tax bill. Some communities do provide property tax rebates. The percentages for the rebates range from 25% to 75% and the process used for the rebate also varies depending on non-home rule or home rule status. However, the property owner does have to pay the full rate prior to the rebate.

When the Village's total tax rate and tax bill (which includes all of the taxing districts) is compared to other Will County Municipalities, the Village is in the lower 33%. When comparing property taxes on a \$300,000 home to the average of neighboring Will County communities, Mokena's tax of \$8,375+/- is below the average of approximately \$9,600. The Village's portion of the \$8,375 total tax bill is approximately \$253. New Lenox's rebate on a \$300,000 home would be approximately \$247 or 75% of their municipal tax rate only. If you deduct this from the total tax bill, they would still be above Mokena at approximately \$8,450.

Ms. Damron reviewed the districts that impact a property tax bill which include schools, fire, park, library, forest preserve, and the county. School districts account for approximately 64% of property taxes.

The Village receives only \$.04 out of every dollar a resident pays in property taxes. On a \$300,000 home, the Village would receive approximately \$253 or \$.69 a day.

If the market value of a home in 2016 was \$300,000 and the township multiplier of 1.035 is applied to the home, the 2017 market value would be increased to \$310,500 and the EAV would increase to \$103,500. The rate of .2447 applied to the new EAV would equal a tax of \$253.26+/- compared to the 2016 tax of \$253.20. The homeowner will see tax neutrality in the taxes attributable to the Village.

Ms. Damron provided the following highlights of the 2017 tax levy.

- Tax neutral for local property owners
- Provides revenue for pensions and retirement obligations
- Overall EAV will increase approximately \$41.3 million
- Follows the Board's conservative fiscal policy

Finance Director Damron explained the ordinances and resolution being voted on.

Trustee Engler made a motion to approve Ordinance No. 2017-O-041 for the levying and collection of taxes for the Village of Mokena, Will County, Illinois for the 2017 taxing year and authorize the Village President and Village Clerk to execute the same. Trustee Metanias seconded.

AYES: (5) Richmond, Budzyn, Metanias, Engler, Siwinski

NAYS: (0)

Absent: (1) Mazzorana

Motion carried

Trustee Engler made a motion to approve Resolution 2017-R-010 regarding the directions to the Will County Clerk for possible tax cap levy reductions for the Village of Mokena, Will County, Illinois and authorize the Village President and Village Clerk to execute the same. Trustee Metanias seconded.

AYES: (5) Richmond, Budzyn, Metanias, Engler, Siwinski

NAYS: (0)

Absent: (1) Mazzorana

Motion carried

Trustee Engler made a motion to approve Ordinance No. 2017-O-042 abating the tax hereto levied for the year 2017 to pay the principal of and interest on \$3,160,000 General Obligation Refunding Bonds, Series 2009, of the Village of Mokena, Will County, Illinois and authorize the Village President and Village Clerk to execute the same. Trustee Metanias seconded.

AYES: (5) Richmond, Budzyn, Metanias, Engler, Siwinski

NAYS: (0)

Absent: (1) Mazzorana
Motion carried

Trustee Engler made a motion to approve Ordinance No. 2017-O-043 abating the tax hereto levied for the year 2017 to pay the principal of and interest on \$6,890,000 General Obligation Refunding Bonds, Series 2012A, of the Village of Mokena, Will County, Illinois and authorize the Village President and Village Clerk to execute the same. Trustee Metanias seconded.

Trustee Metanias commented on the interesting facts Ms. Damron provided. He was glad she noted all the services the village provides for only 4 cents out of every property tax dollar received.

AYES: (5) Richmond, Budzyn, Metanias, Engler, Siwinski
NAYS: (0)
Absent: (1) Mazzorana
Motion carried

NEW BUSINESS
N/A

VILLAGE ADMINISTRATORS COMMENTS

Village Administrator Tomasoski requested Community/Economic Development Director Alan Zordan update the Board on development and business activities. Mr. Zordan provided an update on pending development projects, announced new businesses, and highlighted businesses for holiday gift shopping.

Village Administrator John Tomasoski provided information on additional commuter parking available at the Village Hall and Willowcrest lots. He also wished the Board and residents a Happy and Safe Christmas.

TRUSTEE'S COMMENTS

Trustee Richmond wished everyone a Merry Christmas and encouraged everyone to drop off donations at the VFW Hall for the Manteno Veterans Home.

Trustee Engler wished everyone Happy Holidays.

Trustee Metanias wished everyone a Merry Christmas and Happy New Year. He also said hello to his grandson Logan.

Trustee Budzyn wished residents a Merry Christmas and Happy Holidays. He also thanked staff for everything they've done for the past year. He encouraged everyone to think of those less fortunate and make a donation to the VFW

Trustee Siwinski wished everyone Merry Christmas.

CLERK'S COMMENTS

Clerk Hersted wished everyone Happy Holidays.

MAYOR'S COMMENTS

Mayor Fleischer thanked the Board, staff and residents for their work over the past year. He thanked business owners and developers for locating in Mokena. He reviewed some of the past and upcoming businesses in town and commented on Mokena's low taxes. He also encouraged people to utilize the Safe Ride Home program on New Year's Eve. Mayor Fleischer and his wife Laurie wished everyone a Merry Christmas.

ADJOURNMENT

Trustee Siwinski made a motion to adjourn the Regular Session at 7:50 p.m. Trustee Metanias seconded.

AYES: (5) Richmond, Budzyn, Metanias, Engler, Siwinski
NAYS: (0)
Absent: (1) Mazzorana
Motion carried

Respectfully submitted,

Frank A. Fleischer, Village President

ATTEST:

Jillian Hersted, Village Clerk