

BOARD OF TRUSTEES WORK SESSION
11004 Carpenter Street, Mokena, Illinois 60448
Monday, May 11, 2020

CALL TO ORDER

Mayor Fleischer called the Board of Trustees work session to order at 7:49 p.m.

ROLL CALL

Joseph E. Budzyn (via telephone)
Debbie Engler (via telephone)
Jillian Hersted (via telephone)
George Metanias (via telephone)
Jim Richmond (via telephone)
Joe Siwinski (via telephone)

Absent:

Also present were: Clerk Melissa Martini via telephone; Village Administrator John Tomasoski and Village Attorney Carl Buck were present in person.

Public Hearing – Chandler Services

Economic and Community Development Director Alan Zordan, Village Engineer Dan Peloquin and Building & Planning Director Matt Ziska entered the Board Room.

Trustee Siwinski made a motion to re-convene the Public Hearing to consider the Special use Permit pursuant to Village of Mokena Ordinance Number 2015-O-009 at 7:56 p.m. Trustee Engler seconded.

AYES: (6) Budzyn, Engler, Hersted, Metanias, Richmond, Siwinski

NAYS: (0)

Absent: (0)

Motion carried

Discussion:

Village Attorney Carl Buck reviewed the current status of the proposed amendment to the Special Use Permit for Chandler Services.

On January 20, 2020 the Village Board conceptually reviewed a request from the subject property owner, David Chandler, to amend the Special Use Permit (SUP) for Chandler Services, LLC. Under the proposed amendment, the petitioner would establish the area south of the creek as a storm water detention facility in lieu of the gravel storage yard that was approved under the 2015 Special Use Permit for Chandler Services. The Board conceptually supported the petitioner's amendment request and directed Staff to forward the proposal on to the Planning Commission for a formal public hearing. On February 20, 2020, the Planning Commission conducted its public hearing and unanimously recommended Village Board approval. Since that time, Staff has worked with Legal Counsel to draft the terms of the proposed SUP amendment for the Board's review and consideration.

Attorney Buck referenced the following terms of the proposed amendment to the SUP:

- Owner agrees to install a berm with six (6), six-foot tall blue spruce evergreen trees along the southern portion of the property in accordance with the attached Exhibits "A" and "B".
- Owner agrees to submit to the Village a Construction Escrow funded in the amount of \$337,757.53, in a format acceptable to the Village, for the purpose of payment of construction and development costs pertaining to the property improvements depicted on the attached exhibits prior to Village approval of this Ordinance. The construction escrow agreement shall provide that all draw requests by Owner shall be approved in advance by the Village.

- Owner agrees to complete all property improvements to the satisfaction of the Village by no later than September 1, 2020.

Trustee Budzyn stated that he was not comfortable with the smaller berm with six trees that is currently being proposed. He felt there should be additional screening for residents that live behind the business and suggested a second berm with evergreens at the north side of the creek and south of the southern facing bay doors to create additional screening in line with the original plan. Trustee Richmond agreed with Trustee Budzyn's comments. Mr. Jim Ashack, attorney for Chandler Services, agreed to this request and location. Mayor Fleischer and Trustee Siwinski both stated they wanted to see what the screening would look like and requested verification that it would not impact the current engineering design. Mr. Ashack informed the Board he would work with his engineer to provide a drawing for the additional screening for the Board's review and have his engineer advise him of any engineering concerns this may cause.

Trustee Engler made a motion to recess the Public Hearing to May 26, 2020 concerning Mokena Ordinance Number 2015-O-009 at 8:09 p.m. Trustee Metanias seconded.

AYES: (6) Budzyn, Engler, Hersted, Metanias, Richmond, Siwinski

NAYS: (0)

Absent: (0)

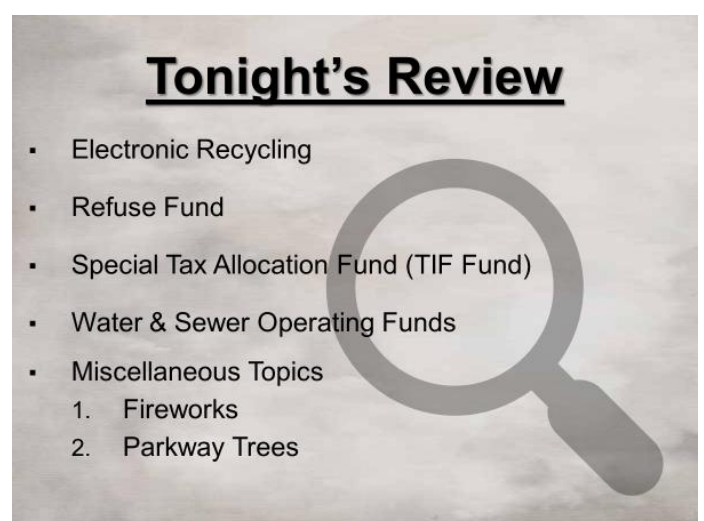
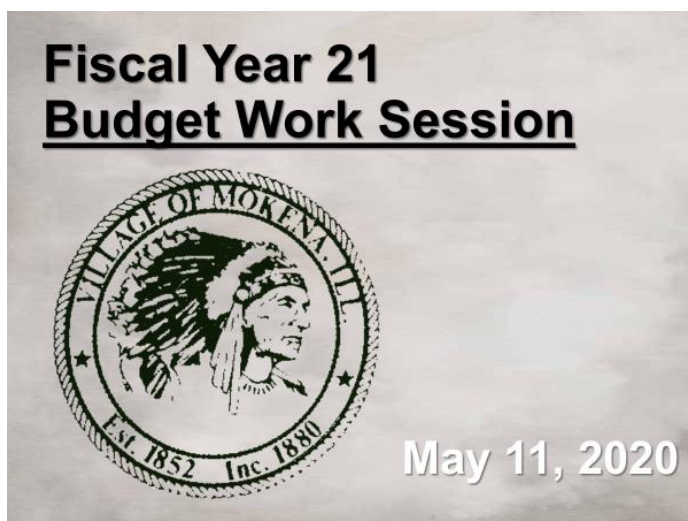
Motion carried


Village Engineer Dan Peloquin and Building & Planning Director Matt Ziska left the Board Room.

FY 21 Budget


Finance Director Barb Damron and Assistant Village Administrator Kirk Zoellner entered the Board Room.

Village Administrator John Tomasoski presented a PowerPoint on the FY 21 Budget.





Electronics Recycling



Date	# of Work Orders	TV's	Laptops	Monitors	Printers	PC's	Miscellaneous
2016 Jun – Sep	373	416	8	31	4	18	107
2016 Oct – Dec	205	227	0	20	0	0	69
2017 Jan – Mar	227	192	0	33	0	0	61
2017 Apr – Jun	244	231	0	36	0	0	40
2017 Jul – Sep	238	241	0	33	0	0	51
2017 Oct – Dec	179	178	0	6	0	0	33
2018 Jan – Mar	193	172	3	3	2	1	56
2018 Apr – Jun	194	180	4	8	0	0	38
2018 July – Sep	178	168	4	6	0	0	39
2018 Oct – Dec	175	140	13	11	0	0	40
2019 Jan - Mar	153	143	2	32	0	0	41
2019 Apr-June	135	164	4	8	3	0	47
2019 July-Sep	116	138	7	3	0	0	20
2019 Oct-Dec	149	203	7	2	0	0	29
2020 Jan-Mar	128	169	0	2	0	0	18
2020 April	41	55	0	0	0	0	8
TOTAL	2928	3017	54	234	9	19	697

Refuse: 370,916 Pickups

\$1.578M

FY 21 Revenue

• +\$51.8K

• +3.39%

\$1.575M

FY 21 Expenses

• +\$53.3K

• +3.50%

\$194.5K

FY 21 FUND BALANCE



Molana, IL



Special Tax Allocation Fund (TIF)

\$59K

FY 21 Revenue

- +\$6.9K
- +13.19%

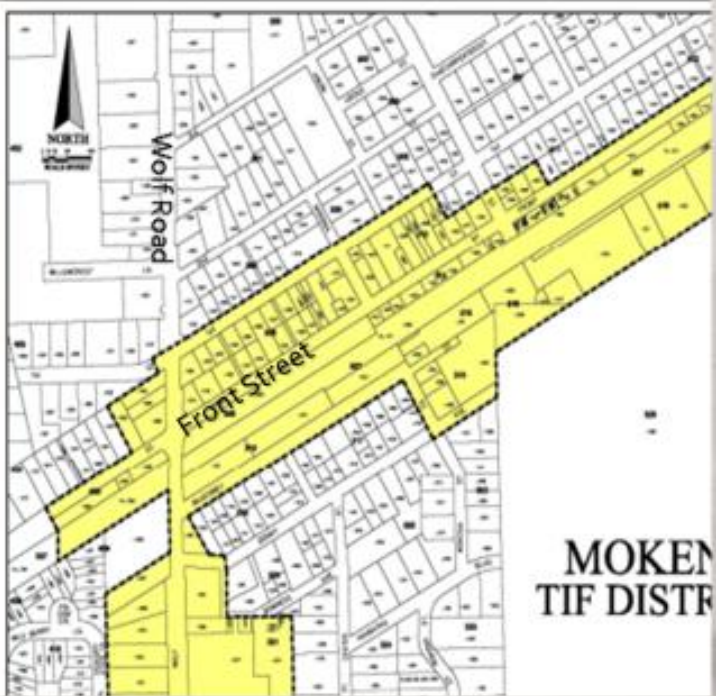
\$28.3K

FY 21 Expenses

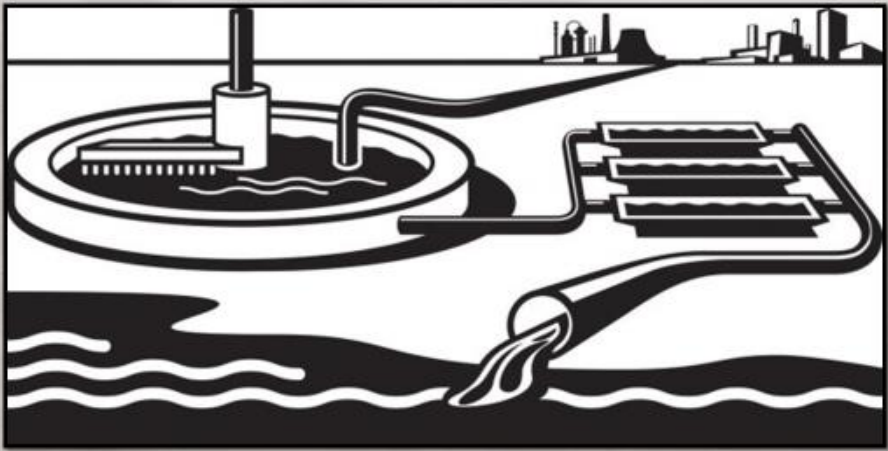
- +\$9.1K
- +47.40%

\$293.5K

FY 21 FUND BALANCE



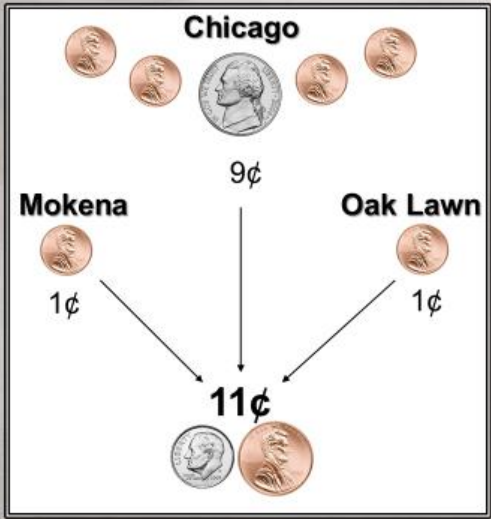
Water and Sewer Operating Funds



Rate Components

Costs/1000	Current	July 1, 2020	Change
1) Lake Water	\$3.98	\$4.07	+\$.09
2) Delivery	\$.46	\$.47	+\$.01
3) Local	\$3.18	\$3.19	+\$.01
TOTAL	\$7.62+/-	\$7.73+/-	+/-\$.11

FY 21 Water/Sewer Rate Variables



Water Rates

- Chicago rate increase June 1, 2020 – 2.45% or \$.09/1,000
- Delivery component increase - \$.01/1,000
- Local component increase - \$.01/1,000
- Total proposed rate increase of \$.11/1,000 for FY 21

Sewer Rates

- No proposed increase in FY 21

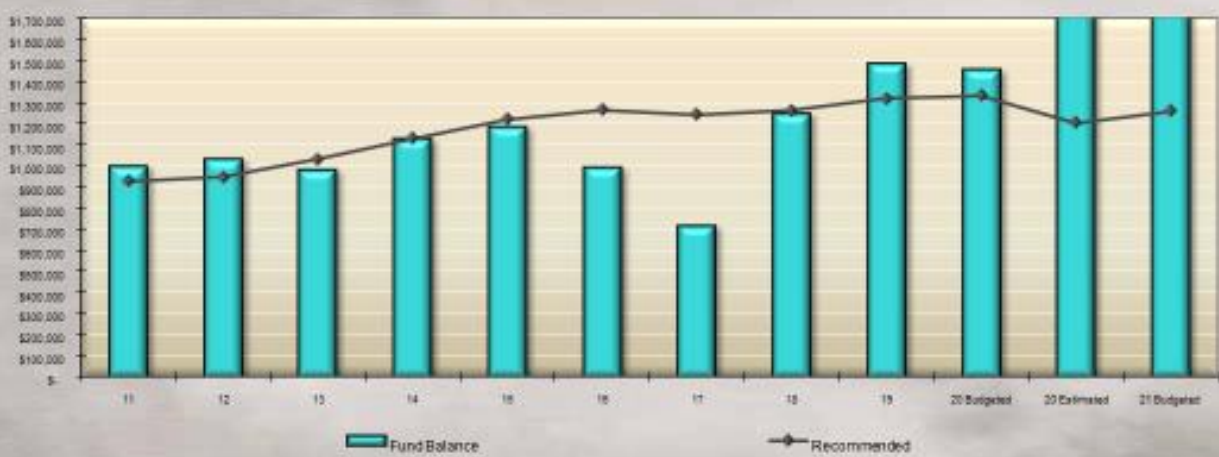
Water Operating Fund Summary

FY 20 Revenue Summary Budgeted = \$5.220M Expected = \$5.034M \$186K under budget	FY 21 Revenue Summary Budgeted= \$4.994M \$226K under FY 20 -4.33%
FY 20 Expense Summary Budgeted= \$5.329M Expected= \$4.815M \$514K under budget Net Positive Result +\$328K	FY 21 Expense Summary Budgeted=\$5.040M \$289K under FY 20 -5.43%
FY 20 Current Year Fund Balance FY 19 fund balance +65K Net positive operating results = +\$328K Budgeted = \$1.459M (27%) Estimated = \$1.852M (38%)	FY 21 Fund Balance FY 20 = \$1.852M = (38%) FY 21 = \$1.806M = (36%) Decrease of (\$46K)

Water Operating Fund

OVERALL FUND CONDITION

- FY 20 Budgeted fund balance \$1.459M with estimated fund balance of \$1.852M or 38%
- FY 21 Fund balance to decrease by (\$46K) to \$1.806M or 36% which is above the target level of 25%
- Water costs equal 57% of budget



Sewer Operating Fund

FY 20 Revenue Summary

Budgeted = \$2.022M
Expected = \$2.021M
-\$1K under budget

FY 20 Expense Summary

Budgeted = \$1.953M
Expected = \$2.063M
\$109K over budget
Net Result -\$110K

FY 20 Current Year Fund Balance

FY 19 fund balance +\$35K
Net operating results = -\$75K
Budgeted = \$675K (35%)
Estimated = \$599K (29%)

FY 21 Revenue Summary

- Budgeted = \$1.975M
- -\$47K under FY 20
- -2.31%

FY 21 Expense Summary

- Budgeted = \$1.859M
- -\$94K under FY 20
- -4.82%

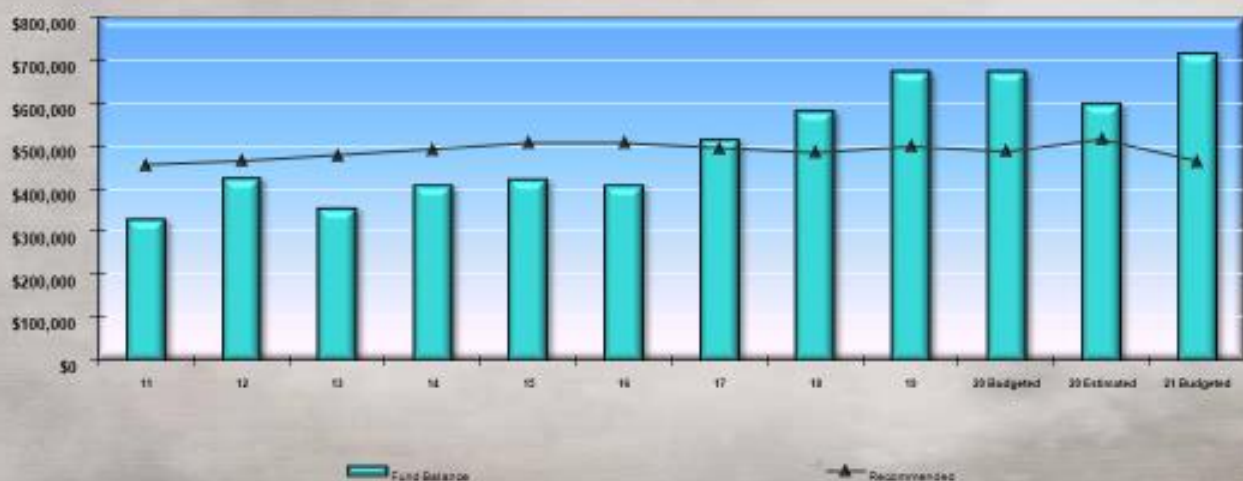
FY 21 Fund Balance Summary

- FY 20 = \$599K (29%)
- FY 21 = \$715K (38%)
- Increase by \$116K

Sewer Operating Fund

OVERALL FUND CONDITION

- FY 20 Budgeted fund balance \$675K with estimated fund balance of \$599K or 29%
- Includes \$150,000 transfer to Sewer Plant Replacement Fund
- Includes \$150,000 transfer to Sewer System Capital Improvement Fund
- FY 21 Fund balance to increase by \$116K to \$715K or 38% which is above the target level of 25%
- No proposed rate adjustment for FY 21



Parkway Trees

- Recommend to replace 30 trees this spring (FY 20) - \$8,250
- Budget for 35 trees in FY 21 (Fall and/or Spring) - \$9,625
- Replacements for dead and/or storm destroyed trees
- Conservative numbers
- Driven directly by resident requests with field verification by staff

4th of July Fireworks

- Decision must be made by May 31 on whether or not to cancel show
- If decision is made to cancel, 50% of show cost (\$11,200) will need to be paid to Melrose in June
- Money will be held as 50% down payment on next year's (2021) show
- Staff has negotiated a contract amendment allowing the \$11,200 to be refunded to Village if Melrose is unable to deliver show in 2021
- Staff, Chamber and Cindy Gamboa have discussed possibility of a scaled down, virtual version of the 4th of July Parade
- Issue will need to be revisited later this month

Summary

1. Continue with the current electronics recycling program?
2. Prepare ordinance for water rate increase to \$7.73 at the June 22nd Board meeting?
3. Proceed with year-end transfers?
 - Sewer Operating to Sewer System Capital - \$150,000
 - Sewer Operating to Sewer Plant Replacement - \$150,000
4. Replace 30 trees in FY 20 and 35 trees in FY 21?
5. Fireworks/4th of July Parade?

Discussion:

The Board concurred with staff's recommendations to:

- Prepare an ordinance for a water rate increase to \$7.73 at the June 22, 2020 Board Meeting; and
- Proceed with year-end transfers from Sewer Operating to Sewer System Capital for \$150,000 and from Sewer Operating to Sewer Plant Replacement for \$150,000.

The Board agreed to continue with the 4th of July fireworks display and determine where the public would be able to view them as we get closer to the event.

The Board requested additional information about the proposed "virtual version" of the 4th of July parade before a decision could be made.

Staff Report

Mayor Fleischer provided the Board with an update regarding a meeting he attended today with five other local mayors discussing the possibility of opening up the Village before it is

scheduled to under the Governor's Restore Illinois plan. The Board discussed their frustration with the exclusion of local elected officials such as the Mayor and Village Board, Will County Board, and the Illinois Representatives/Senators in this process. The Board requested that the Village Administrator and Village Attorney research all options for the Village to consider and report back to the Board.

There being no further business to bring before the Mayor and Board of Trustees, Mayor Fleischer adjourned the work session at 9:51 p.m.