

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

Session #020

October 26, 2020

CALL TO ORDER

Mayor Fleischer called the Regular Session of the Board of Trustees to order at 6:30 p.m.

PLEDGE OF ALLEGIANCE

The Board of Trustees recited the Pledge of Allegiance.

ROLL CALL/ESTABLISHMENT OF QUORUM

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

Joseph Budzyn
Debbie Engler
Jim Richmond
Joe Siwinski
Jillian Hersted
George Metanias

Also present were: Clerk Melissa Martini (Village Board Room); Village Administrator John Tomasoski (Village Board Room); Assistant Village Administrator Kirk Zoellner (Village Hall); Village Attorney Carl Buck (Village Board Room); Director of Economic and Community Development Alan Zordan (Village Hall); Building & Planning Director Matt Ziska (Village Hall); Finance Director Barb Damron (Village Hall); Civil Engineer Dan Peloquin (Village Hall); and Chief of Police Steve Vaccaro (Village Hall)

EXECUTIVE SESSION

Trustee Engler made a motion to enter executive session to discuss the appointment, employment, compensation, discipline, performance, or dismissal of specific employees of the public body or legal counsel for the public body, including hearing testimony on a complaint lodged against an employee of the public body or against legal counsel for the public body to determine its validity pursuant to 5 ILCS 120/2(c)(1), the selection of a person to fill a public office, as defined in this Act, including a vacancy in a public office, when the public body is given power to appoint under law or ordinance, or the discipline, performance or removal of the occupant of a public office, when the public body is given power to remove the occupant under law or ordinance pursuant to 5 ILCS 120/2(c)(3) and litigation, when an action against, affecting or on behalf of the particular public body has been filed and is pending before a court or administrative tribunal, or when the public body finds that an action is probable or imminent, in which case the basis for the finding shall be recorded and entered into the minutes of the closed meeting pursuant to 5 ILCS 120/2(c)(11). Trustee Metanias seconded.

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

NAYS: (0)

Absent: (0)

Motion carried

RECONVENE REGULAR SESSION

Trustee Siwinski made a motion to adjourn the executive session and reconvene the regular meeting at 6:56 p.m. Trustee Engler seconded.

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

NAYS: (0)

Absent: (0)

Motion carried

DISCOVER MOKENA

Rebecca Dalseth of the Lincoln-Way District 210 Music Boosters promoted the Lincoln-Way District 210 Music Boosters SIAM fundraiser. The SIAM fundraiser is a coupon book with 170 Lincoln-Way area businesses participating. Due to the ongoing COVID-19 pandemic, students were not able to participate in door-to-door fundraising this year. The cost is \$20 per book. The funds are divided and go to the music departments for

Lincoln-Way District 210. SIAM books can be ordered online at www.lincolnway.org/SIAM and will be hand-delivered. Ms. Dalseth also advised of 14 businesses in the area that will be selling SIAM books.

Mayor Fleischer asked if there was a contact phone number for questions about the SIAM fundraiser.

Ms. Dalseth responded with her personal cell phone number: (708) 417-5916.

Trustee Metanias asked for the website information for the SIAM fundraiser.

Ms. Dalseth responded www.lincolnway.org/SIAM.

Trustee Richmond asked if it was possible to sell the SIAM books at the Village Hall or have them promoted on Channel 6.

Village Administrator John Tomasoski responded that SIAM fundraiser information can be added to Channel 6.

The Village Board thanked Ms. Dalseth and expressed their support for the SIAM fundraiser.

Clerk Martini presented the Community Calendar and highlighted the Chamber of Commerce's Great Halloween Scavenger Hunt.

PUBLIC COMMENT

Mayor Fleischer informed those wishing to speak at Public Comment that they were encouraged to call (708) 478-2148. Calls would be taken one at a time and if the line is busy to please call back.

Mayor Fleischer asked if there was anyone at the Village Hall who would like to speak at public comment.

Tom Soltis of Brotherhood Brewing inquired if he could comment on the zoning ordinance amendment for crematoriums.

Village Administrator John Tomasoski replied that comments on the matter will be heard later in the meeting once the presentation is concluded.

Mayor Fleischer repeated the public comment phone number.

Mayor Fleischer closed public comments.

CONSENT AGENDA

Village Administrator John Tomasoski presented one (1) item on the Consent Agenda for Board approval. These items are strictly administrative in nature.

- a. Motion to approve the minutes from the October 12, 2020 Board meeting and work session.

Trustee Engler made a motion to approve Consent Agenda item 6 (a) as depicted in the October 22, 2020 Request for Board Action prepared by the Village Administrator. Trustee Siwinski seconded.

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

NAYS: (0)

Absent: (0)

Motion carried

APPOINTMENTS/PROCLAMATIONS/PRESENTATIONS

N/A

PRE-SCHEDULED PROPOSALS/PRESENTATIONS AND VISITORS

N/A

PUBLIC HEARINGS

N/A

OLD BUSINESS

Regional Water System Ordinance Amendment

Village Administrator John Tomasoski presented the following item:

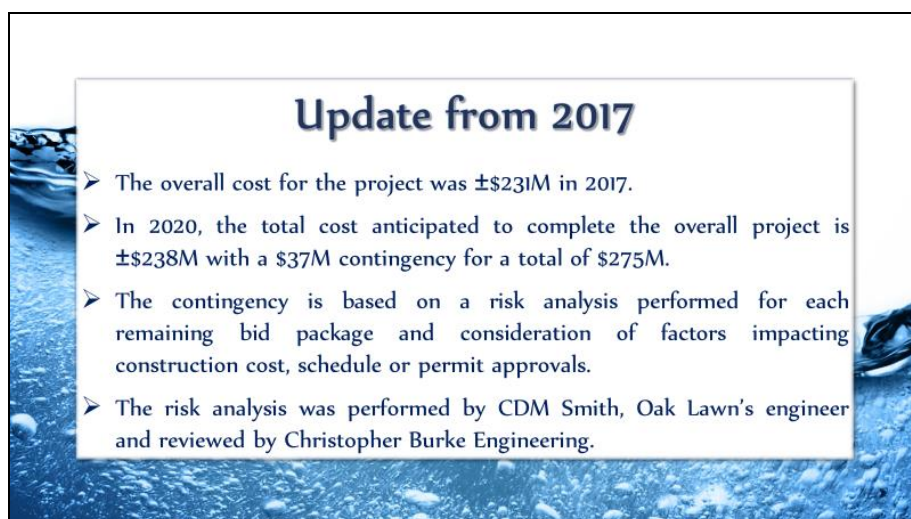
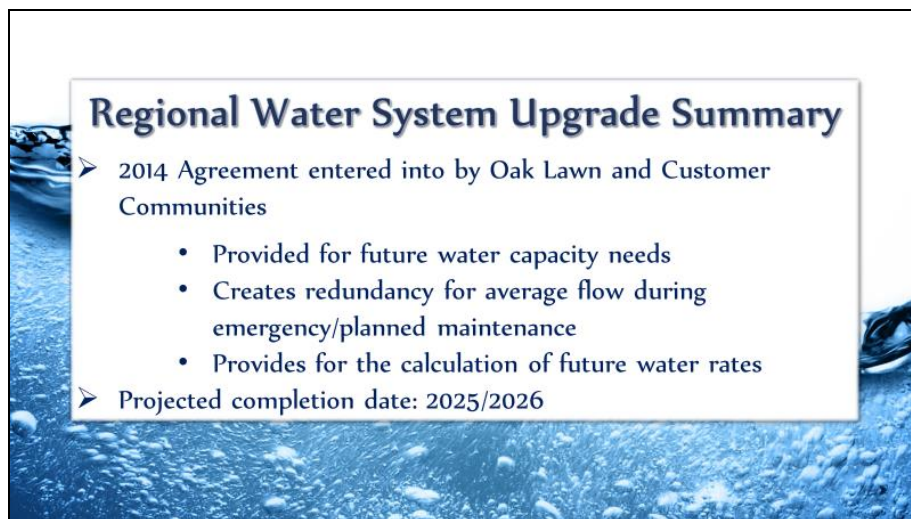


Exhibit O

- The highlights of Exhibit O are:
- Section III A which sets the maximum principal amount of the bonds at \$275,000,000.
 - Section VI which sets the maximum debt service on the bonds, excluding bonds due, will not exceed \$22,500,000.

Exhibit P

- Contains communication requirements for Oak Lawn, Oak Lawn’s consulting engineer, Customer Communities’ consulting engineer, and Customer Review Committee.
- Management Working Group
 - Approve the contractor (i.e. lowest qualified bid) and any proposed engineering (design and construction) for the remaining bid packages as well as any additional proposed engineering requirements that are over \$5,000.
 - Receive and review the Regional Water System Water Loss Report on an annual basis.
 - Establishes the Change Order Working Group by setting a change order limit of \$20,000, per occurrence, as the maximum amount allowed without approval of the Change Order Working Group.

What does it mean for water rates?

- No increase to water rates if we continue with the following plan:
 - In FY 21, begin with using the facility charge to pay new debt.
 - In FY 26, begin using the portion of the 0.5% sales tax currently used to pay for the transportation bonds (approximately \$650K) to pay for the RWS debt.

What does this mean for you?



These improvements will be paid for with existing funding sources. Therefore, additional fees will not need to be added to water/sewer bills to fund these upgrades.



Village Administrator John Tomasoski provided a Regional Water System upgrade summary and a financial update from 2017.

Village staff is seeking to amend the ordinance agreement and authorize the First Amendment to the Water Sale, Purchase, and Service Agreement with Oak Lawn. Approval of the ordinance is necessary for the continued construction of the long-term water service project.

Village Administrator Tomasoski highlighted components to Exhibit O and Exhibit P of the ordinance amendment. He reviewed a funding plan that would allow for no additional increase in water rates.

Village Administrator Tomasoski advised residents that improvements will be paid with existing funding sources and that additional fees will not need to be added to water/sewer bills.

Trustee Engler made a motion to approve Village of Mokena Ordinance 2020-O-019, an Ordinance of the Village of Mokena, Will County, Illinois, amending certain provisions of the long term Water Sale, Purchase, and Service Agreement by and among the Village of Oak Lawn, Cook County, Illinois and other municipalities, and authorizing the Village President and Village Clerk to execute said Amendment. Trustee Metanias seconded.

Trustee Siwinski commented that this shows that the Village Board has properly planned for, and has taken proactive steps, to structure Village debt to have it effect residents in a positive way.

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

NAYS: (0)

Absent: (0)

Motion carried

Mayor Fleischer commented on the hardships other communities are facing delivering water to their residents. He advised of the different ways the Village delivers water to residents in case of emergencies. Mayor Fleischer stated that the Village Board has accomplished great fiscal planning over the years to ensure improvement costs are not paid for by taxpayers.

2020 Tax Levy Announcement

Finance Director Barb Damron stated that during the October 12 work session, the Board reviewed three different scenarios pertaining to the Village of Mokena's 2020 tax levy. The direction of the Board was to proceed with the addition of new growth only to the 2020 tax levy.

Based on this direction, staff is recommending that the Board increase the Aggregate Tax Levy (operating) by \$20,149 or an overall increase of one percent (1%) over the 2019 tax levy. The total estimated levy for 2020 is \$2,029,258. Based on the levy amount, the tax rate would be approximately .2380 per \$100 of E.A.V. and the impact would be minimal on homeowners. The 2020 Tax Levy increase is below the ten-year average.

Finance Director Damron stated that if the Board concurs with staff’s recommendation, the 2020 Tax Levy will be presented to residents and for adoption by the Village Board at the November 23, 2020 Village Board meeting, which will also include the abatement ordinance for the transportation bonds.

As no Board action is needed, Finance Director Damron asked if there were any questions.

Trustee Metanias commented on the multiple entities that resident taxes are paid to. He emphasized that the Village of Mokena property tax is very low, and the Village Board plans to keep it that way.

Trustee Siwinski highlighted the different services the Village of Mokena provides to its residents funded by its portion of property taxes received from residents. He further commented that the Village Board is proud to keep resident taxes low.

Zoning Ordinance Amendment for Crematoriums

Director of Economic and Community Development Alan Zordan entered the room and presented the following item:

VILLAGE BOARD MEETING
OCTOBER 26, 2020

AMENDMENT TO
ZONING ORDINANCE:
CREMATORIUMS

REQUEST

- Jacob Vandenberg (Vandenberg Funeral Home) inquiry regarding crematoriums.
- Village does not currently allow them as permitted or Special Uses in any Zoning District.
- Request to amend the Zoning Ordinance to provide for crematoriums.

HISTORY

- August 24, 2020 – Board Work Session. (No Objections)
- September 17, 2020 – Planning Commission Public Hearing
- October 19, 2020 – Board Work Session – Draft Ordinance Review

ORDINANCE

- *Definition - A building containing properly installed, certified apparatus intended for use in the act of cremation.*
- Listed as a Special Use in the I-I Industrial District.
- Condition - Separated from residential and public zonings by 500 feet.

VILLAGE BOARD ACTION

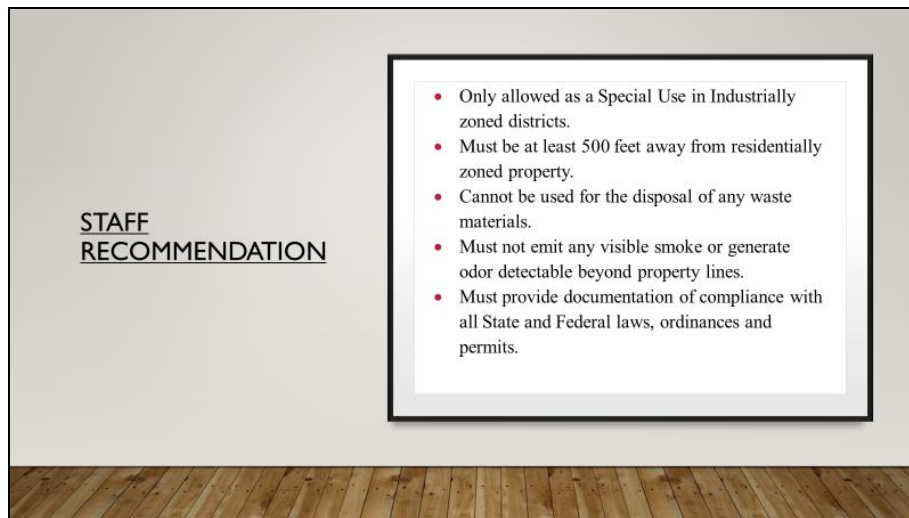
- Adoption of the Ordinance

VILLAGE BOARD MEETING
OCTOBER 26, 2020

AMENDMENT TO
ZONING ORDINANCE:
CREMATORIIUMS

NEIGHBORING COMMUNITIES

Community	Allowed Y/N	Required Zoning	Minimum Separation
Frankfort	Special Use	Business	300 ft. from residential
New Lenox	Special Use	Industrial only	none
Tinley Park	Special Use	Residential Min. 10-acre lot as part of a cemetery	300 feet from lot line
Orland Park	Permitted	Accessory to a funeral parlor only	none
Lockport	Not allowed	NA	NA
Homer Glenn	Special Use	Commercial only	None
Shorewood	Not allowed	NA	NA
Crest Hill	Special Use	Business and Industrial	500 feet from residential
Oswego	Special Use	Most districts	500 feet from residential
Plainfield	Yes	Special Use – Business zoning Permitted Use – Industrial zoning	None



Director of Economic and Community Development Alan Zordan stated that Mr. Jacob Vandenberg, owner of the Vandenberg Funeral Home at 19604 Wolf Road, has requested that the Village Board consider adding crematoriums to the Zoning Ordinance and regulating them as needed. Currently, the Village does not allow crematoriums as permitted or as Special Uses in any Zoning District.

Director of Economic and Community Development Zordan reviewed the history of discussions regarding amending the Zoning Ordinance. The ordinance contains a definition of crematoriums, lists crematoriums as a Special Use in the I-1 Industrial District and contains a requirement that crematoriums be separated from residential and public zonings by 500 feet.

Trustee Engler made a motion to adopt Ordinance No. 2020-O-020, an ordinance amending the Zoning Ordinance as it relates to crematoriums, and to authorize the Village President and Village Clerk to execute same. Trustee Siwinski seconded.

AYES: (6) Budzyn, Engler, Hersted, Metanias, Richmond, Siwinski
NAYS: (0)
Absent: (0)
Motion carried

VILLAGE ADMINISTRATOR'S COMMENTS

Village Administrator John Tomasoski requested Director of Economic and Community Development Alan Zordan present the Schedule of Development.

Director of Economic and Community Development Zordan presented the Schedule of Development.

Village Administrator John Tomasoski advised residents of trick-or-treat hours and wished residents a happy and safe Halloween. Village Administrator Tomasoski delivered a COVID-19 update.

TRUSTEES' COMMENTS

Trustee Engler thanked Public Works for advising residents of a recent water main break. Trustee Engler announced that Christmas Fest will be cancelled this year due to the COVID-19 pandemic. She mentioned the possibility of a small tree lighting ceremony. She wished everyone a happy Halloween and encouraged them to be safe.

Trustee Metanias commented on the recent mitigations by Governor Pritzker. He stressed the importance of shopping Mokena during these challenging times. He wished everyone a happy Halloween and to be safe.

Trustee Siwinski wished everyone a happy Halloween. He reminded residents to vote. He commented on the importance of shopping Mokena and how the sales tax benefits the community.

Trustee Budzyn echoed Trustee Engler's, Trustee Metanias' and Trustee Siwinski's comments.

Trustee Hersted reminded residents to shop Mokena and promoted purchasing and using the SIAM book. She commented on the pleasure of serving on the Village Board and thanked Finance Director Barb Damron and Village staff for their hard work on the budget and tax levy. She commented on the importance of advising residents of the financially strong position the Village is in. She wished everyone a happy Halloween.

CLERK’S COMMENTS

Clerk Martini passed on the opportunity to make comments.

MAYOR’S COMMENTS

Mayor Fleischer recited a prepared statement regarding the current COVID-19 pandemic and Governor Pritzker’s recent mitigations on Will County. He stressed the importance of shopping Mokena during these challenging times.

Mayor Fleischer discussed his frustration that businesses are forced to shut down due to Governor Pritzker’s recent mitigations. He further commented on his anger and disappointment in the way Governor Pritzker has communicated with local municipalities.

ADJOURNMENT

Trustee Siwinski made a motion to adjourn the regular session and enter into the scheduled work session at 7:38 p.m. Trustee Metanias seconded.

AYES: (6) Budzyn, Engler, Hersted, Metanias, Richmond, Siwinski
NAYS: (0)
Absent: (0)
Motion carried

Respectfully submitted,

Frank A. Fleischer, Village President

ATTEST:

Melissa Martini, Village Clerk