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

Session #024 November 23, 2020

CALL TO ORDER

Mayor Fleischer called the Regular Session of the Board of Trustees to order at 6:00 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 (via phone) Debbie Engler Jim Richmond (via phone) Joe Siwinski Jillian Hersted (via phone) 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); Finance Director Barb Damron (Village Hall); Civil Engineer Dan Peloquin (Village Hall); and Administrative Assistant Katie Pyznarski (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) at 6:01 p.m. Trustee Metanias seconded.

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

NAYS: (0) Absent: (0) Motion carried

RECONVENE REGULAR SESSION

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

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

NAYS: (0) Absent: (0) Motion carried

BOARD ACTION

Trustee Engler made a motion to appoint Timothy McCarthy as Interim Chief of Police effective November 24, 2020. Trustee Metanias seconded.

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

NAYS: (0) Absent: (0) Motion carried

DISCOVER MOKENA

Clerk Martini presented the Community Calendar.

PUBLIC COMMENT

Village Administrator John Tomasoski 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.

Mr. Jim Schlegel entered the Board Room. He suggested the use of KN95 masks for the most vulnerable population.

Mayor Fleischer thanked Mr. Schlegel for his comment.

Mr. Schlegel left the Board Room.

Mr. Harley Schinker entered the Board Room. He commented in reference to the introduction of the police department's new patrol officer at tonight's meeting and the Mayor and Board's lack of support for the police department.

Mayor Fleischer thanked Mr. Schinker for his comment and wished him a Happy Thanksgiving.

Mr. Schinker left the Board Room.

Village Administrator John Tomasoski repeated the public comment phone number.

Mayor Fleischer closed public comments.

CONSENT AGENDA

Village Administrator John Tomasoski presented six (6) items on the Consent Agenda for Board approval. These items are strictly administrative in nature.

- a. Motion to enter into an Intergovernmental Agreement with the Frankfort Township Road District for the purpose of placing an Automated License Plate Reader camera on their property located at the southwest corner of 187th Street at Townline Road, and to authorize the Village President and Village Clerk to execute the same.
- b. Motion to grant approval to the Mokena Miracles organization for the delivery of holiday gifts and financial support to the Mokena area families in need Sunday, December 20, 2020, utilizing municipal Village vehicles.
- c. Motion to reduce Letter of Credit No. 339, issued by First Bank of Manhattan, for improvements of the Townhomes of the Oaks, by a total amount of \$158,514.63 to a total remaining balance of \$71,271.47.
- d. Motion to approve the minutes from the November 5, 2020 Special Meeting.
- e. Motion to approve the minutes from the November 9, 2020 Board Meeting and Work Session.
- f. Motion to approve the minutes from the November 11, 2020 Special Meeting.

Trustee Engler made a motion to approve Consent Agenda item 7 (a), (b), (c), (d), (e) and (f) as depicted in the November 19, 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

Village Administrator John Tomasoski, on behalf of Commander Randal Stumpf, introduced new Patrol Officer Ryan Montgomery to the public. Due to Governor Pritzker's recent mitigations and the ongoing COVID-19 pandemic, Mr. Montgomery was not in attendance.

Mayor Fleischer stated he intends to meet with Officer Montgomery to let him know that the Village Board respects their police department. He further commented that he was impressed with Officer Montgomery's accomplishments.

PRE-SCHEDULED PROPOSALS/PRESENTATIONS AND VISITORS Fiscal 2020 Audit

Finance Director Barb Damron entered the Board Room and presented the Fiscal 2020 audit

The audit received an unqualified opinion, which is the highest opinion that can be received.

Finance Director Damron discussed highlights of the financial audit.

The Village's net position is approximately \$34.4 million of unrestricted net position.

The General Fund is the Village of Mokena's primary operating fund. Management has continued to recommend that a fund balance of 33% of expenditures be maintained. The June 30, 2020 ending fund balance is approximately 58% of total expenditures. Due to the additional financial uncertainties of COVID-19, the Fiscal 2020 surplus of approximately \$2.6M was retained in the General Fund balance at the conclusion of the fiscal year.

Finance Director Damron stated that the enterprise funds are doing well, with \$1.28 million positive operating cash flow. This allows the Village to fund capital improvements and infrastructure in the water and sewer department.

Current debt levels are manageable. The Village Board has carefully worked to meet the balance of improving the Village's infrastructure while assuming debt and related principal and interest payments that can be met through earmarked sources. The G.O. Refunding Bonds, Series 2009 for lake water improvements was paid off in Fiscal 2020, the G.O. Refunding Limited Tax Debt Certificate, Series 2009B for downtown improvements will be paid off in Fiscal 2021, and the G.O. Refunding Bonds, Series 2012A will be paid off in Fiscal 2025.

The Village's pension funds (Police Pension and Illinois Municipal Retirement Fund) are stable. The Police Pension Fund is 78% funded and IMRF is 71% funded. The funding levels have decreased from last year. This is mainly due to demographic changes which include new employees, employees retiring, mortality rates, and changes to the assumed rate of return.

Finance Director Damron referenced the Governance letter which was required as part of the auditing professional standards. The purpose of this letter is to communicate any significant audit findings of which there were none. She discussed the Report on Internal Control and Compliance, which stated there were no deficiencies in internal control identified and the testing disclosed no instances of noncompliance or other matters that are required to be reported under Government Auditing Standards. She also referenced the annual financial and compliance report for the Special Tax Allocation Fund (TIF).

Finance Director Damron highlighted the fact that the Village received a good audit, which has been consistent with past years.

Mayor Fleischer asked Finance Director Barb Damron to recite a portion of her memo.

Finance Director Damron stated the Village Board has also been able to continue its philosophy of accumulating and earmarking capital reserve funds for current and future improvement projects. These projects include water and sewer utility improvements, various road projects, and facility improvements. She highlighted the Wastewater Treatment Plant project, which the Village will be able to pay cash for, and Lake Michigan water improvements which the Village has a funding source for as well.

Mayor Fleischer discussed the fiscal philosophy of the Village Board and advised residents that due to the Board's good financial planning, costly Village improvements can be paid for on a cash basis.

Trustee Siwinski commented that the Village's financial position is due to the hard work of the Village Board and staff, as well as businesses. He advised residents how important it is to continue shopping Mokena.

Trustee Engler stated the Board does a great job and thanked Finance Director Barb Damron and Village staff for a successful audit.

Trustee Metanias highlighted the Board's conservative spending over the years and the great financial position the Village is currently in.

Trustee Siwinski thanked Finance Director Barb Damron, Village Administrator John Tomasoski and Village staff for their hard work and accomplishment. He stated that it was a clean audit, pensions are well-funded, and that the Village has low debt levels and excess reserves.

Trustee Engler made a motion to accept the 2020 Audit for the Fiscal Year ended June 30, 2020, as prepared by the auditing firm Wipfli, LLP. Trustee Metanias seconded.

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

NAYS: (0) Absent: (0) Motion carried

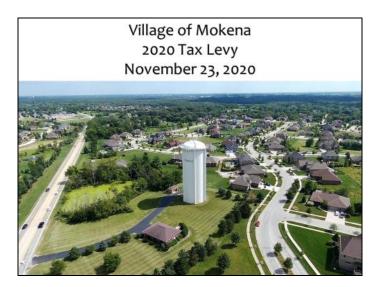
PUBLIC HEARINGS

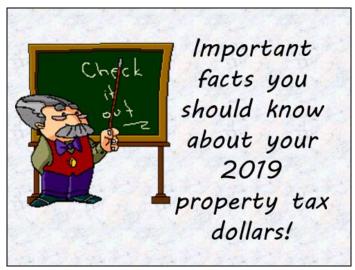
N/A

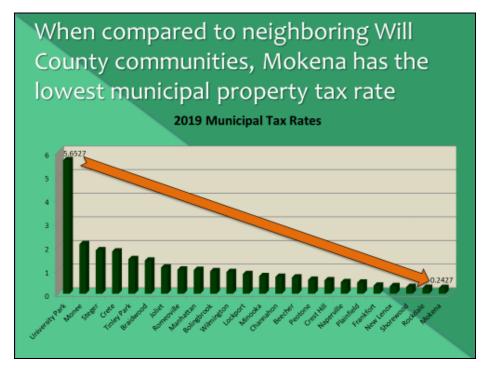
OLD BUSINESS

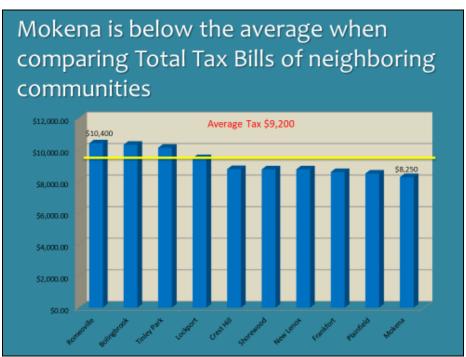
2020 Tax Levy

Finance Director Barb Damron presented the following item:

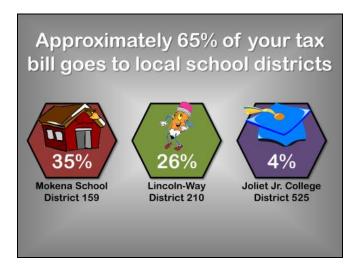






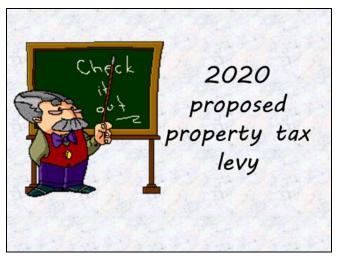












Limiting Rate Calculation

2019 (Last Year's Levy)

2020 (Current Year Base Levy)

\$2,009,109 x 2.3% = \$46,210

\$2,055,319

2019 (Last Year's EAV)

2020 (Current Year Base EAV)

\$827,815,720 x 2% = \$16,556,314

\$844,372,034

2020 Base Levy $\frac{$2,055,319}{2020}$ = Limiting Rate .2434/\$100 EAV

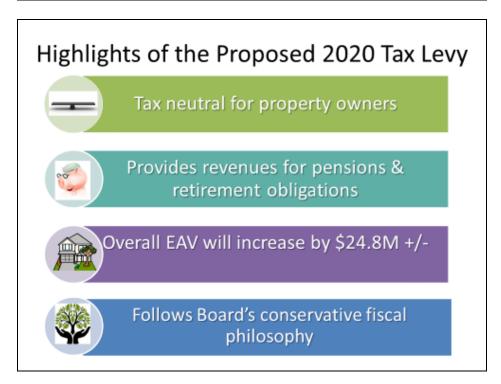
2020 Tax Levy Calculation

Limiting Ra Per \$100 E.A		New (Growth	Maximum Levy on New Growth	ı	evy on Base (CPI)	In	Total icrease
.2434		@ 1%	8,278,157	20,149	-0-		2	20,149
2019 Tax Levy	ľ	Proposed A '20 Levy Ir	Proposed Aggregate Le	vy	% Change	е	Est. Rate	
2,009,109	Nev	w Growth O	nly 20,149	2,029,258		1%		.2380
2020 Base EAV (2% Increase) \$844,372,034 2020 Estimated New Growth 8.278.157 2020 Estimated Total EAV \$852,650,191								

How is the proposed 2020 municipal tax rate calculated?

	2019	2020 (Estimated)
LEVY	2,009,109	2,029,258
E.A.V.	827,815,720	852,650,191
RATE	.2427	.2380

	AGE HOM TAX NEUT	
	2019	2020
номе		
MARKET VALUE	\$300,000	\$306,000
E.A.V.	\$100,000	\$102,000
RATE	.2427	.2380
TAX	\$242.70	\$242.76



Finance Director Damron provided a brief summary of the 2019 tax levy. She compared municipal tax rates of 23 municipalities, which showed Mokena having the lowest rate. These rates represent the actual municipal rate shown on the property tax bill. Some communities do provide property tax rebates. The percentages for rebates range from 25% to 50%, and only apply to their municipal rate, not the entire tax bill. However, the property owner does have to pay the full rate prior to receiving the rebate.

When the Village's total tax rate and tax bill (which includes all of the taxing districts) on a \$300,000 home is compared to other Will County municipalities, the Village is in the lower 33%. When compared to the average of these communities, which is approximately \$9,200, Mokena is at \$8,268 or approximately \$928 below the average. The Village's portion of the \$8,268 total tax bill is approximately \$243, which is based on a home with a market value of \$300,000

Of comparable communities, Crest Hill, Shorewood, and New Lenox provide property tax rebates to their residents. Crest Hill and Shorewood's rebates are both 25%, and New Lenox is looking to approve a 50% rebate. New Lenox's rebate on a \$300,000 home would be approximately \$160 or 50% of their municipal tax rate only. If this amount is deducted from the total tax bill, they would still be above Mokena at approximately \$8,600. Shorewood's rebate would be approximately \$71, or 25% of their municipal tax rate. If this amount is deducted from the total tax bill, they would be at approximately \$8,700. Crest Hill's rebate would be approximately \$141, or 25% of their municipal tax rate. If this amount is deducted from the total tax bill, they would be at approximately \$8,635. Overall, of those communities that offer a rebate of a portion of their municipal tax rate, their total bills are still above the Village's total tax bill.

Finance Director Damron spoke about other taxing bodies that impact a property tax bill including library, park, fire, schools, forest preserve, and township districts, in addition to the county. She stated that approximately 65% of a resident's tax bill goes to local school districts. The Village's portion consists of only 4% of a taxpayer's bill or approximately \$243 on a \$300,000 home, or 67 cents per day. For less than the price of a cup of coffee, Mokena provides a multitude of services to its customers 24/7, 365 days a year.

Finance Director Damron stated that the Board previously discussed the 2020 tax levy during its October 12 work session and the levy amount was announced publicly at the Board's October 26 regular meeting. She reviewed the proposed 2020 tax levy and how it was calculated.

The Property Tax Extension Limitation Law (PTELL) went into effect for the 1991 levy year for non-home rule taxing districts in the collar counties. The annual tax increase under PTELL is limited to 5% or the rate of inflation (CPI), whichever is less. This year the CPI is 2.3%. Finance Director Damron reviewed how the limiting rate is calculated.

During its October 12 work session, direction from the Board was to proceed with the addition of new growth only but no CPI for the 2020 tax levy.

The 2020 tax levy is determined by taking the limiting rate .2434 and applying it to the anticipated new growth which is approximately 1% or \$8.3 million dollars for 2020. The increase of \$20,149 for new growth is then added to last year's tax levy to arrive at the estimated 2020 tax levy amount of \$2,029,258.

Frankfort Township assessments are estimated to increase by approximately 2%. The proposed 2020 equalized assessed valuation (EAV) is estimated to be approximately \$852.7 million dollars, which is more than last year's EAV. This represents the net effect of the 2% increase in assessments of approximately \$16.5 million and new growth of approximately \$8.3 million for a total increase in EAV of \$24.8 million dollars.

The estimated municipal tax rate for 2020 is then calculated by dividing the estimated 2020 levy by the estimated EAV for 2020 which equals a rate of .2380 per \$100 of EAV on a home. This is slightly below the 2019 tax rate of .2427 per \$100 of EAV.

Finance Director Damron further stated that if the market value of a home in 2019 was \$300,000 and the township multiplier of 2% is applied to the home, the 2020 market value would be increased to \$306,000, but the rate is decreasing so the homeowner would see tax neutrality with respect to taxes attributable to the Village.

Finance Director Damron concluded by stating that the proposed 2020 tax levy is tax neutral for property owners, provides revenue for pensions and retirement obligations, shows an overall increase in EAV of approximately \$24.8M, and continues to follow the Board's conservative fiscal philosophy.

Finance Director Damron stated that in addition to the Ordinance for the 2020 tax levy, a resolution was attached for the Board's review to give direction to the Will County Clerk that states which levies are to be affected in the event it is necessary to reduce the 2020 tax levy for the Village of Mokena due to the limitations of the Property Tax Limitation Act. As in past years, the only levy to be reduced for the 2020 tax levy is the corporate levy. All other levies are to be extended at the full amounts.

The Board is also being asked to approve an ordinance abating the tax levied for the year 2020 to pay principal and interest on the \$6,890,000 General Obligation Refunding Bonds, Series 2012A. The initial bonds were issued to provide funding for various transportation projects. The Village is to abate the property tax levy affiliated with these bonds on an annual basis and pay the principal and interest with the revenue generated by the 0.5% non-home rule sales tax.

Mayor Fleischer highlighted that not only does Mokena have the lowest municipal tax rate in Will County, but also one of the lowest overall tax rates. This shows that the Village Board brings economic opportunity into the community.

Trustee Siwinski stated that not giving a rebate helps home values. He highlighted the low tax rate, the need to retain businesses, and the Board's continued smart financial planning.

Trustee Metanias agreed with Trustee Siwinski. He thanked Finance Director Barb Damron and Village Administrator John Tomasoski.

Trustee Engler agreed as well, and thanked Finance Director Damron for an excellent job.

Trustee Engler made a motion to approve Ordinance No. 2020-O-021 for the levying and collection of taxes for the Village of Mokena, Will County, Illinois for the 2020 Taxing Year and authorize the Village President and Village Clerk to execute the same. Trustee Siwinski seconded.

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

NAYS: (0) Absent: (0) Motion carried

Trustee Engler made a motion to approve Resolution No. 2020-R-013 regarding 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: (6) Budzyn, Engler, Hersted, Metanias, Richmond, Siwinski

NAYS: (0) Absent: (0) Motion carried

Trustee Engler made a motion to approve Ordinance No. 2020-O-022 abating the tax hereto levied for the year 2020 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 to authorize the Village President and Village Clerk to execute the same. Trustee Metanias seconded.

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

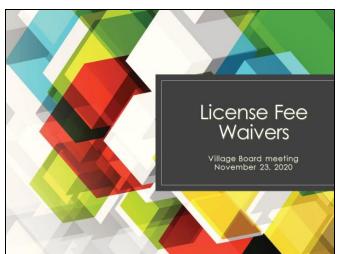
NAYS: (0) Absent: (0) Motion carried

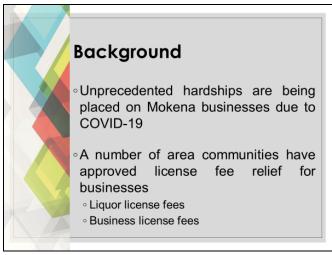
Finance Director Barb Damron left the Board Room.

Waiver of Annual Liquor License and Business License Fees

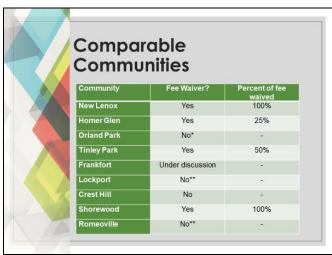
Trustee Siwinski left the Board Room.

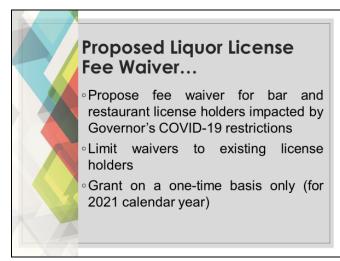
Assistant Village Administrator Kirk Zoellner entered the Board Room and presented the following item:



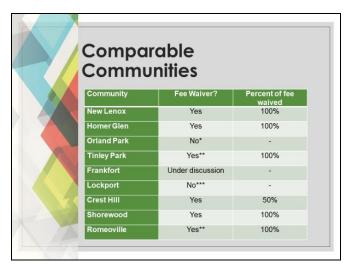














Assistant Village Administrator Kirk Zoellner stated that due to the current COVID-19 pandemic, a number of area communities have approved liquor license and business license fee relief. He discussed the number of businesses that currently hold liquor licenses and the fees associated with obtaining a liquor license. The liquor license fee for most liquor license categories is \$950 or \$1,100 annually.

Assistant Village Administrator Zoellner compared incentives from neighboring communities. The proposed fee waiver would be focused on and assist bar and restaurant license holders impacted by Governor Pritzker's past and current COVID-19 restrictions. The waiver would be limited to current holders of Class A, Class B, Class D, Class E, Class G, and Class H licenses, and would be granted on a one-time basis for the 2021 calendar year only.

Assistant Village Administrator Zoellner discussed the number of businesses that currently hold a business license and the associated \$36 business license fee. He compared incentives from neighboring communities. The proposed fee waiver would apply to all existing businesses. It would be limited to current business license holders and be granted on a one-time basis for the 2021 calendar year only.

Trustee Metanias commented that the waivers are a good idea, and it especially supports the bar and restaurant businesses.

Trustee Engler agreed with Trustee Metanias. She stated this is a way the Board can show support for businesses and recommended the community show support as well.

Trustee Richmond supported the fee waivers to assist restaurants and bars.

Trustee Budzyn agreed with the proposal.

Trustee Hersted abstained from the discussion.

Trustee Engler made a motion to adopt Resolution No. 2020-R-014, a resolution waiving certain liquor license fees, and to authorize the Village President and Village Clerk to execute the same. Trustee Metanias seconded.

AYES: (4) Budzyn, Engler, Metanias, Richmond

NAYS: (0)

Absent: (1) Siwinski Abstain: (1) Hersted Motion carried

Trustee Engler made a motion to adopt Resolution No. 2020-R-015, a resolution waiving business license fees for existing businesses, and to authorize the Village President and Village Clerk to execute the same. Trustee Metanias seconded.

AYES: (4) Budzyn, Engler, Metanias, Richmond

NAYS: (0)

Absent: (1) Siwinski Abstain: (1) Hersted Motion carried

Assistant Village Administrator Kirk Zoellner left the Board Room.

Trustee Siwinski entered the Board Room.

VILLAGE ADMINISTRATOR'S COMMENTS

Village Administrator John Tomasoski presented the Schedule of Development on behalf of Director of Economic and Community Development Alan Zordan.

Village Administrator John Tomasoski advised residents of the opening of the Holiday Inn Express. He delivered a COVID-19 update. He advised residents of the current LED street lighting conversion project.

TRUSTEES' COMMENTS

Trustee Siwinski wished everyone a happy Thanksgiving. He requested the next Board meeting occur remotely due to COVID-19 concerns and to cancel the December 28 Board meeting.

Mayor Fleischer requested to Village Administrator Tomasoski that future Board meetings be held remotely to due COVID-19 concerns and to cancel the December 28 Board meeting.

Trustee Metanias wished everyone a happy Thanksgiving. He commented that he agrees with future remote Board meetings and cancellation of the December 28 Board meeting.

Trustee Engler thanked Interim Director of Public Works Mark Detloff, Street/Building and Grounds Superintendent Rob Skolds, and the Public Works Department for their hard work and beautiful decorations at the tree lighting ceremony. She thanked Mayor Fleischer, Clerk Martini, her fellow trustees, the Tomasoski family, and Jon DePaolis for supporting the event. She appreciated all the families that attended the tree lighting while wearing masks and social distancing. She wished everyone a happy Thanksgiving and reminded residents to shop Mokena.

Trustee Richmond advised residents of items needed for donations to the Manteno Veterans Home this holiday season. He requested the information be posted on Channel 6.

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Trustee Budzyn wished everyone a happy Thanksgiving.

Trustee Hersted wished everyone a happy Thanksgiving. She reminded residents of Small Business Saturday and to support local businesses. She thanked Finance Director Damron and Village staff for a great audit.

CLERK'S COMMENTS

Clerk Martini wished everyone a happy Thanksgiving.

MAYOR'S COMMENTS

Mayor Fleischer commented on installation of the automated license plate reader cameras. He reminded residents of the promise the Village Board made months ago to make the community safer and the importance of agreements with surrounding communities.

Mayor Fleischer discussed his extra communication at the Board meeting. He advised residents that while there may seem like a lack of communication, the Village Board is making a lot of proactive decisions.

Mayor Fleischer thanked Trustee Engler for work with the tree lighting ceremony.

Mayor Fleischer advised residents to visit the CDC's website for information regarding COVID-19. He asked that residents continue to wear a mask, wash their hands, and practice social distancing.

Mayor Fleischer wished everyone a happy and safe Thanksgiving on behalf of himself and his wife, Laurie.

ADJOURNMENT

NAYS: (0) Absent: (0) Motion carried

Trustee Siwinski made a motion to adjourn the regular session and enter into the scheduled work session at 8:05 p.m. Trustee Engler seconded.

Respectfully submitted,	
	Frank A. Fleischer, Village President
ATTEST:	
Melissa Martini, Village Clerk	

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