

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

Session #008

April 25, 2022

**CALL TO ORDER**

Mayor Pro Tem Metanias 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  
Rob Dauphinais  
Debbie Engler  
Melissa Fedora  
George Metanias (Mayor Pro Tem)  
Jim Richmond

Absent: Mayor Frank A. Fleischer

Also present were the following: Village Clerk Melissa Martini; Village Administrator John Tomasko; Assistant Village Administrator Kirk Zoellner; Village Attorney Carl Buck; Finance Director Sharon Dangles; Community and Economic Development Director Matt Ziska; Interim Chief of Police Brian Benton; Director of Public Works Jim Kulesa; and Assistant Public Works Director Dan Peloquin

**EXECUTIVE SESSION**

Trustee Engler made a motion to enter executive session at 6:02 p.m. 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), collective negotiating matters between the public body and its employees or their representatives, or deliberations concerning salary schedules for one or more classes of employees pursuant to 5 ILCS 120/2(c)(2), 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 Richmond seconded.

AYES: (5) Budzyn, Dauphinais, Engler, Fedora, Richmond

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 6:57 p.m. Trustee Richmond seconded.

AYES: (5) Budzyn, Dauphinais, Engler, Fedora, Richmond

NAYS: (0)

Absent: (0)

Motion carried

Mayor Pro Tem Metanias advised that the night's meeting began with an executive session at 6:00 p.m.

## **DISCOVER MOKENA**

Clerk Martini presented the Community Calendar.

## **PUBLIC COMMENT**

There were no public comments.

## **CONSENT AGENDA**

Village Administrator John Tomasoski presented three (3) items on the Consent Agenda for Board approval. These items are strictly administrative in nature.

- a. Motion to approve and authorize the use of municipal/Village resources for the Mokena Community Park District's Annual Farm & Barn Fest scheduled for Saturday, August 13, 2022 at Yunker Farm.
- b. Motion to approve the appointment of Clark Baird Smith LLP to provide legal services and representation for the Village of Mokena for the purpose of collective bargaining and to authorize the Village Administrator to execute same.
- c. Motion to approve the minutes from the April 11, 2022 Board Meeting and Work Session.

Trustee Engler made a motion to approve Consent Agenda item 7 (a), (b) and (c) as depicted in the April 21, 2022 Request for Board Action prepared by the Village Administrator. Trustee Richmond seconded.

AYES: (5) Budzyn, Dauphinais, Engler, Fedora, Richmond

NAYS: (0)

Absent: (0)

Motion carried

## **APPOINTMENTS/PROCLAMATIONS/PRESENTATIONS**

### **Andrew Fornnarino Proclamation**

Clerk Martini recited a proclamation for Andrew Fornnarino.

Andrew Fornnarino thanked the Village Board for their recognition and the community for its assistance in achieving Eagle Scout status.

### **Appointment of Temporary Administrative Assistant**

Interim Chief of Police Brian Benton advised the Board that due to the resignation of MaryAnn Waxweiler from her position as Secretary to the Chief of Police, it is necessary to fill the position on a temporary basis while a search for a permanent replacement is conducted. In order to facilitate cross-training on critical daily tasks, Interim Chief of Police Benton advised of the importance to hire in a temporary replacement before Ms. Waxweiler's effective resignation date of May 6, 2022.

Interim Chief of Police Benton recommended the appointment of Ms. Susan Perez to fill Ms. Waxweiler's vacant position and reviewed her previous experience and background with the City of Joliet. He advised that Ms. Perez would provide assistance on a temporary basis to bridge the Police Department in filling the position with a full-time permanent employee.

Trustee Engler made a Motion to approve the appointment of Susan Perez to the position of Administrative Assistant at Grade 7 Step 12A effective April 26, 2022. Trustee Richmond seconded.

AYES: (5) Budzyn, Dauphinais, Engler, Fedora, Richmond

NAYS: (0)

Absent: (0)

Motion carried

## **PRE-SCHEDULED PROPOSALS / PRESENTATIONS AND VISITORS**

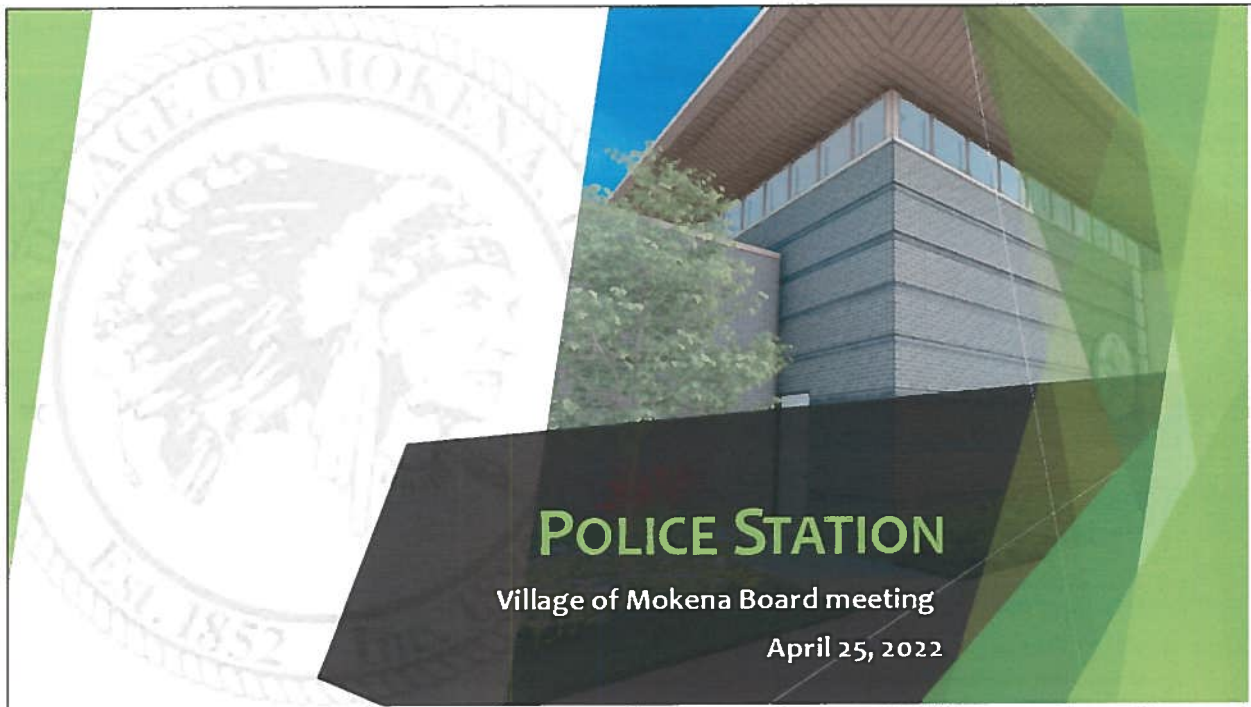
N/A

PUBLIC HEARINGS  
N/A

OLD BUSINESS



**Public Safety Facility Bid Recommendation**

Assistant Village Administrator Kirk Zoellner presented the following item:



## HISTORY AND BACKGROUND

- ▶ Recommendation for new police station result of 40-year space plan completed in 2006
- ▶ 33,000 (+/-) sq. ft. facility on 3.5 acres
- ▶ Board evaluation and due diligence resulted in eventual purchase of vacant parcel at NE corner of 191<sup>st</sup> Street and 104<sup>th</sup> Avenue
- ▶ Initial soil borings were completed and land entitlements obtained
- ▶ Professional services agreement was negotiated with Studio GC architects to perform conceptual and schematic design for new facility
- ▶ Recession took hold and plans for the new facility were shelved
- ▶ As the local economy recovered, needed improvements to the Village's wastewater treatment plant became top priority
- ▶ The WWTP project was bid in early 2020, and work is currently in progress

## HISTORY AND BACKGROUND (cont'd)

- ▶ In late 2020, a Public Safety Facility Planning Committee was established to re-open discussions on design and possible construction of a new facility
- ▶ The Committee included the following:
  - ▶ Trustee Joseph E. Budzyn
  - ▶ Joseph Siwinski (Chairman)
  - ▶ Past Interim Police Chief Tim McCarthy, Past Police Chief John Keating, and current Interim Police Chief Brian Benton
  - ▶ Police Commander Randal Stumpf
  - ▶ Assistant Village Administrator Kirk Zoellner
- ▶ In early 2021, the Board approved reactivating its previous agreement with Studio GC
- ▶ Over the past 14 months, Studio GC has been meeting regularly with Police staff and the Committee to develop and refine plans for the new facility

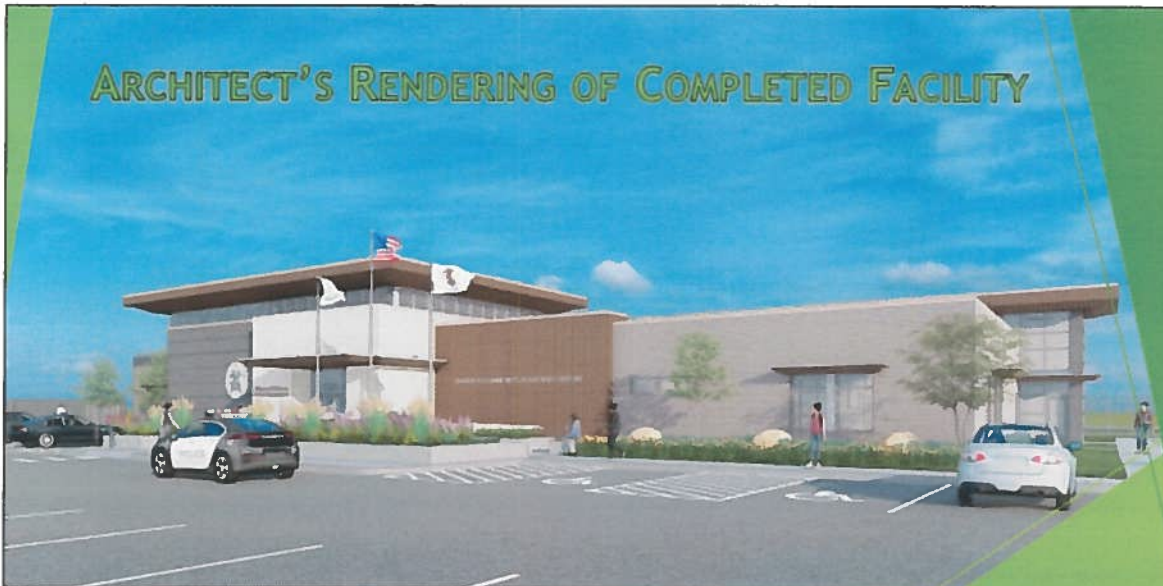


## COMMITTEE, POLICE STAFF, AND BOARD WORK

- ▶ 35 meetings over 14 months:
  - 15 Committee meetings
  - 15 Police staff working sessions
  - 5 Village Board work sessions
- ▶ Comparable Facility Visits:
  - 11 Facilities in and outside of Chicago metro
- ▶ Regular internal Police and Staff reviews
- ▶ Goals:
  - Building Efficiency
  - Operational Efficiency
  - Environmentally Friendly
  - Safe and Secure
  - Include Work Area/Space for Departmental Growth
  - Cost Effective



## ARCHITECT'S RENDERING OF COMPLETED FACILITY





## BID PROCESS AND BID REVIEW

- ▶ Bid Documents were sent out Friday, February 11, 2022
  - ▶ Pre-bid base estimate: \$12,453,689
- ▶ Bids received and read publicly Friday, March 18, 2022
  - ▶ Carlson Brothers, Inc: \$18,997,347
  - ▶ IHC Construction: \$18,320,000
  - ▶ Vissering Construction: \$18,307,000
  - ▶ Henry Bros.: \$15,994,000
- ▶ Bids reviewed and discussed by Village Board at its April 11, 2022 work session
  - ▶ Re-bidding at a later date does not guarantee better results
  - ▶ Village has conservatively planned and prepared for this capital project
  - ▶ Modern police facility is necessary for the community



## BID RECOMMENDATION

Bids and qualifications of the bidders have been thoroughly reviewed, and staff recommends the contract for the new Police Station be awarded to the lowest responsible, responsive bidder, Henry Bros. Co. of Hickory Hills, Illinois, in the amount of their base bid proposal of \$15,994,000.



## VILLAGE BOARD ACTION

- ▶ Award bid to Henry Bros. in the amount of \$15,994,000, inclusive of a \$580,000 construction contingency
- ▶ Authorize an additional administrative contingency of \$150,000 to be authorized as needed by Village administration throughout the duration of the project





Assistant Village Administrator Zoellner provided the Village Board with background information and history on the public safety facility project dating back to 2006. He highlighted the hard work by the Public Safety Facility Planning Committee, Mokena Police Department staff, the Village Board, and Studio GC that was involved in reactivating project plans in early 2021 to provide a modern facility for the Village's police officers, and which is necessary for the community. He said guiding principles for the new public safety facility included building efficiency, operational efficiency, environmental-friendliness, safety and security, room for departmental growth, and cost-effectiveness.

Assistant Village Administrator Zoellner advised that the bid opening for the public safety facility project was held March 18, 2022. He reviewed the four bids received, noting that all bids came in higher than estimated due to several factors, including inflationary pressures, supply chain issues, and the recent conflict in Ukraine. At its April 11, 2022 work session, the Board heard a detailed presentation from Public Safety Facility Planning Committee members, Pat Callahan of Studio GC, and Village staff on bids received for the project. Henry Bros.' base bid of \$15,994,000 for the facility, as well as bids for alternates incorporating a gun range, covered parking, an enclosed parking garage, or two other combinations thereof were described and explained to the Board. Three options involving a post-construction buildout of the gun range in the facility were additionally presented to the Board by the Committee/Village staff. Given the substantial difference between the architect's estimated cost of construction versus the actual bids, the Board discussed these options as potential future construction and/or improvements within the facility.

Assistant Village Administrator Zoellner advised the next step in the process is staff's recommended approval of the Henry Bros. base bid of \$15,994,000 (which includes a \$580,000 construction contingency), as well as its authorization of an additional (and separate) administrative contingency of \$150,000 for any other unforeseen conditions.

Trustee Engler stated the Village was fortunate to have brought this project back with Studio GC, as it was previously halted in 2009 due to the recession. She believes the new facility will be a great benefit to the community.

Trustee Richmond advised that the new public safety facility is something the community has needed for a long time. He stated the building is intended to be functional for employees and something the community will be proud of. He offered his support for the project but expressed his disappointment that the alternate for an enclosed garage was not being included.

Trustee Dauphinais stated he was honored to be involved in helping to move this project forward. He thanked the Public Safety Facility Planning Committee members for their

hard work to provide a facility that will serve the community well into the future. He expressed his excitement for a visible police presence on 191<sup>st</sup> Street and the opportunity to provide enhanced resources, an improved working environment, and a recruiting tool to attract the best and brightest for the police force. He said he appreciated the design process considering historical elements, future policing needs, and environmentally conscious designs, with an emphasis on core values of service to the community. He stated this is a big step forward in public safety, with additional investments and resources to come in the future to support police staff. He discussed the recent investments the Village has made with the wastewater treatment plant and police facility and thanked previous and current Village Boards and Village staff for their fiscal responsibility over the years, which has enabled the Village to operate from a position of financial strength. He thanked the police officers in attendance at the meeting.

Trustee Fedora stated she was glad to see the project proceed in light of numerous economic issues. She stated that the new facility is needed for residents and police officers, and she is appreciative that the project can be completed in a fiscally responsible manner. She thanked the Public Safety Facility Planning Committee members for their hard work, insight, and dedication to the project, and she looks forward to the groundbreaking.

Trustee Budzyn thanked the Village Board and Mayor Fleischer for appointing him to the Public Safety Facility Planning Committee and stated it was an enjoyable process. He looks forward to work beginning on the project. He expressed his disappointment that an enclosed garage was not being included with the base bid, stating that building it at a later time would be more expensive and create a large disruption in service. He said that this project has been a priority of his since he was elected Trustee, and he is excited to see the project finally come to fruition. He thanked fellow Public Safety Facility Planning Committee members for their time and efforts.

Mayor Pro Tem Metanias advised that Mayor Fleischer offered his full support of the police facility project. He thanked Trustee Budzyn for his input and expertise regarding the project. He thanked former Trustee Joseph Siwinski for dedicating his time to the project. He thanked Interim Chief of Police Brian Benton for his involvement in the project. He thanked Commander Randal Stumpf for his hard work and dedication to the project. He thanked Assistant Village Administrator Kirk Zoellner for his efforts with the project. He thanked the police officers in attendance at the night's meeting, stating the new facility is long overdue. He expressed his support for the project and the importance of moving it forward.

Trustee Engler made a motion to award the base bid for the new Village of Mokena Public Safety Facility to the low bidder, Henry Bros. of Hickory Hills, Illinois, in the amount of \$15,994,000, inclusive of a \$580,000 construction contingency, and to further authorize an administrative contingency of \$150,000 to be expended as needed by Village administration throughout the duration of the project. Trustee Dauphinais seconded.

Trustee Budzyn requested the motion be amended as follows:

Motion to award the base bid, and Alternate #2 enclosed parking, for the new Village of Mokena Public Safety Facility to the low bidder, Henry Bros. of Hickory Hills, Illinois in the amount of \$17,394,000 inclusive of the \$580,000 construction contingency and to further authorize an administrative contingency of \$150,000 to be expended as needed by Village administration throughout the duration of the project.

Attorney Carl Buck clarified that the person making the original motion had to agree to accept the requested amendment in order for it to proceed to a vote. Alternatively, the person making the original motion could reject the request to amend the original motion.

Trustee Engler said that in light of current economic uncertainties, she would have to reject the amended motion from Trustee Budzyn.

Trustee Budzyn stated that according to his understanding of Robert's Rules of Order, an amended motion could be made, and if seconded, a vote could proceed on the amended motion.

Attorney Buck clarified that was true, but that the person making the original motion first had to agree to the amended motion; otherwise, the amended motion would require a second before it could be voted on.

Trustee Engler reiterated her rejection of the amended motion that had been presented previously by Trustee Budzyn.

Attorney Buck asked if there was a second to Trustee Budzyn's amended motion. None was voiced. Trustee Budzyn's amended motion thus failed due to lack of a second.

Mayor Pro Tem Metanias asked Village Clerk Martini to call the roll on the original motion made by Trustee Engler and seconded by Trustee Dauphinais.

AYES: (6) Budzyn, Dauphinais, Engler, Fedora, Metanias, Richmond

NAYS: (0)

Absent: (1) Frank A. Fleischer

Motion carried.

#### NEW BUSINESS

N/A

#### VILLAGE ADMINISTRATOR'S COMMENTS

Village Administrator Tomaszoski informed residents of the Mokena Police Department's participation in the Drug Enforcement Administration (DEA) Takeback initiative. Residents can bring in their unused medication for safe disposal to the Mokena Police Department on Saturday, April 30 from 10:00 a.m. to 2:00 p.m.

#### TRUSTEES' COMMENTS

Trustee Dauphinais thanked the Public Safety Facility Planning Committee and commended the great steps forward the community has taken.

Trustee Fedora congratulated Andrew Fornnarino for all his accomplishments and earning recognition as an Eagle Scout.

Trustee Budzyn congratulated Andrew Fornnarino on earning recognition as an Eagle Scout and wished him the best in his future endeavors. He thanked the Village Board for their approval of the new police station. He expressed his disappointment in the lack of support in adding an enclosed garage to the bid award.

Trustee Engler congratulated Andrew Fornnarino on his Eagle Scout accomplishment and gave her appreciation towards all he has done for the community. She asked everyone to be cautious of children outside playing now that the weather is getting warmer. Trustee Engler congratulated her granddaughter Emma for making her confirmation. She thanked the Public Safety Facility Planning Committee for their outstanding efforts to bring a new police station to Mokena.

Trustee Richmond recalled the hard work and dedication of earning his Eagle Scout recognition, and congratulated Andrew Fornnarino for his accomplishment. He discussed the importance of serving your community and the leadership qualities displayed in Eagle Scouts. He thanked the Public Safety Facility Committee for their efforts in bringing the new police facility project to fruition. He stated it is something that the police officers have needed for a long time and will benefit the community.

#### CLERK'S COMMENTS

Clerk Martini passed on the opportunity to make comments.



### MAYOR'S COMMENTS

Mayor Pro Tem Metanias asked Village Administrator John Tomasoski for a COVID-19 update.

Village Administrator Tomasoski provided the public with an update from Silver Cross Hospital regarding COVID-19.

Mayor Pro Tem Metanias thanked and congratulated the Public Safety Facility Planning Committee for their hard work and stated the new police station will be a great addition to Mokena. He advised that the plans have been updated since the project started in 2009 and assured that the approved police station will cater to the current needs of the police department.

### ADJOURNMENT

Trustee Engler made a motion to adjourn the regular session and enter into the scheduled work session at 7:44 p.m. Trustee Richmond seconded.


AYES: (5) Budzyn, Dauphinais, Engler, Fedora, Richmond

NAYS: (0)

Absent: (0)

Motion carried

Respectfully submitted,

  
George J. Metanias, Mayor Pro Tem

ATTEST:

  
Kathleen Pyznarski, Deputy Clerk