

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

Session #021

October 24, 2022

CALL TO ORDER

Mayor Fleischer called the Regular Session of the Board of Trustees to order at 6:31 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
Jim Richmond

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

EXECUTIVE SESSION

Trustee Engler made a motion to enter executive session at 6:33 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 Metanias seconded.

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

NAYS: (0)

Absent: (0)

Motion carried

RECONVENE REGULAR SESSION

Trustee Metanias made a motion to adjourn the executive session and reconvene the regular meeting at 7:02 p.m. Trustee Engler seconded.

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

NAYS: (0)

Absent: (0)

Motion carried

Mayor Fleischer advised that the night's Board meeting began with executive session at 6:30 p.m.

DISCOVER MOKENA

Clerk Martini presented the Community Calendar.

PUBLIC COMMENTS

There were no public comments.

CONSENT AGENDA

Village Administrator John Tomasoski presented four (4) items on the Consent Agenda for Board approval. These items are strictly administrative in nature.

- a. Motion to adopt Resolution No. 2022-R-009 regarding appointment of an Authorized Agent for the Illinois Municipal Retirement Fund for the Village of Mokena, Will County, Illinois effective October 25, 2022, and authorize the Village President and Village Clerk to execute the same.
- b. Motion to approve the appointment of Finance Director Nathan Pasbrig as the Village of Mokena delegate to the Southwest Agency for Health Management (SWAHM) for FY 22.
- c. Motion to approve and authorize the use of municipal/Village resources for William Martin VFW Post 725's sponsorship of a Halloween display at 19783 Fiona Avenue from 5-8 p.m. Monday, October 31, 2022.
- d. Motion to approve the minutes from the October 10, 2022 Board Meeting and Work Session.

Trustee Engler made a motion to approve Consent Agenda item 7(a), (b), (c), and (d) as depicted in the October 20, 2022 Request for Board Action prepared by the Village Administrator. Trustee Metanias seconded.

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

NAYS: (0)

Absent: (0)

Motion carried

APPOINTMENTS/PROCLAMATIONS/PRESENTATIONS

St. John's United Church of Christ 100-Year Anniversary Proclamation

Clerk Martini recited a proclamation honoring St. John's United Church of Christ for their 100-year anniversary.

Reverend Rocky Sheneman thanked the Village Board and expressed his joy in receiving the proclamation on behalf of the congregation and staff. He stated the church looks forward to many more years of serving the community.

Mayor Fleischer extended thanks and congratulations to Reverend Sheneman and the St. John's congregation on behalf of himself and the Village Board. He stated that St. John's Church and its congregation have been a very integral part of the community and has always had a great working relationship with the Village. He thanked St. John's for all that they mean to Mokena.

PRE-SCHEDULED PROPOSALS / PRESENTATIONS AND VISITORS

N/A

PUBLIC HEARINGS

N/A

OLD BUSINESS

Police Station Commissioning

Assistant Village Administrator Kirk Zoellner stated that staff presented the Board with information on and a recommendation for potential commissioning of the Village's new police station. He discussed the commissioning process, which is a process used to ensure a building meets requirements of the Illinois Energy Conservation Code (IECC) and any other requirements contained within a project's bid documents. Commissioning by an outside agency helps ensure the facility's mechanical systems, including HVAC, meet

required standards and work the way they are supposed to upon completion of the project.

Assistant Village Administrator Zoellner advised that in correlation with the Village's new police station, the commissioning agent would specifically conduct tests on and monitor components of the facility's HVAC system, consisting of a geothermal pump system with multiple unitary heat pumps, a central direct outside air handling unit, a make-up air unit, and miscellaneous exhaust fans and unitary heaters.

Staff sought base commissioning proposals from eight qualified commissioning agents and received proposals back from three firms: CERx Solutions, AMSCO, and SSRcx. Proposals ranged in price from \$14,177 to \$36,645 and scopes of work were similar for each. Staff's evaluation resulted in the following conclusions:

- SSRcx was the most responsive to follow-up requests from staff for additional information on its scope, as well as identifying the professional staff that would be assigned to the project.
- Unlike the other two agents, SSRcx provided an extensive list of comparable projects and clients from throughout Chicagoland and elsewhere around the United States, with a number of these comparable projects being public safety facilities.
- SSRcx possesses considerable experience with geothermal systems.

At \$14,177, SSRcx provided the best pricing for the scope of work. The firm's experience with similar projects and the professional staff it indicated it will dedicate to the project appear superior to those of the other two agencies. Subsequently, staff feels that SSRcx is best equipped to provide objective and independent representation for the Village as its commissioning agent at the lowest cost.

The Board indicated its support for commissioning at the October 17, 2022 work session; however, the cost to retain a commissioning agent for the new police station is not an expenditure item for which a specific budget allocation was previously reserved within the police station project. As such, funding for this work will need to be drawn from contingency monies included within the project's \$150K "Owner Allowance".

In view of the preceding analysis and feedback received from the Board at its October 17, 2022 work session, Assistant Village Administrator Zoellner advised of staff's recommendation the Board enter into a formal agreement with SSRcx for commissioning of the new police station.

Trustee Engler made a motion to accept the proposal of and enter into an agreement with SSRcx of Wheaton, Illinois for professional commissioning services in connection with the Village of Mokena's police station project in the amount of \$14,177 and to authorize the Village Administrator and Village staff to execute same. Trustee Metanias seconded.

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

NAYS: (0)

Absent: (0)

Motion carried

Wastewater Treatment Plant Improvements: Construction Engineering Agreement Amendment

Assistant Public Works Director Dan Peloquin advised the Wastewater Treatment Plant improvement project has gone well and is progressing into the final stages. Despite that, the project has experienced schedule impacts particularly from the persisting supply chain and material supply issues. Strand has served as the construction engineer under a separate contract following its design of the plant improvements. The initial extension for grant approval and subsequent supply chain delays are the basis for obtaining an amendment to the current construction engineering services agreement for the wastewater treatment plant improvement project

In April of 2020 the Village bid the Wastewater Treatment Plant (WWTP) improvements while pursuing Illinois Department of Commerce and Economic Opportunity (DCEO) grant funds totaling \$750,000. The Village attempted to finalize the grant award conditions prior to awarding the bid. Due to a lag in the response from the State of Illinois, the bid was awarded in February of 2021, with the project starting in March 2021. In May of 2021, DCEO informed the Village that the grant award required state disadvantaged business inclusion stipulations or Business Enterprise Program Utilization Plan for minority and women owned businesses. The Village negotiated with the contractor to include subcontractors that would meet the State requirement at an additional cost of \$75,000 and an additional time extension of 75 days. A contract amendment was approved and executed in May of 2021. The construction engineering contract was not amended at that time because the extent of subsequent services was not known. Staff discussed with the Board the fact that an extension of the construction engineering contract would be presented when those services were needed.

During the 18 months of construction, the WWTP project has also incurred several time delays due to global supply chain issues and material shortages. The three most significant areas of delay are the grit washer assembly, the master electric control center, and the filter controls center. All of these have significant electronic componentry, which has been in shortage. The contractor has worked to reduce impacts to the project by reordering work sequencing but delays not uncommon to the world market have impacted our project. Williams Brothers received a 90-day time extension based on the actual material and supply delays they encountered in August 2022. Currently, the main outstanding material issue is the electronic panel for the filter's master control center. The contractor, Strand, and staff are working with suppliers to explore options for alternatives to complete the project. The remainder of the project is on target to reach substantial completion in December 2022. If the last remaining material delivery issue can be resolved, final completion may occur in February 2023.

Assistant Public Works Director Peloquin advised that based on these circumstances, staff has worked with legal counsel to prepare a contract amendment extending the construction engineering services related to construction administration and onsite inspection services. The amendment extends the period for the project from 18 to 24 months, provides agreed compensation for additional construction administration time with a fixed amount of \$44,000, and onsite inspection fees not to exceed \$545,000 (from \$416,000) based on the time extension. The onsite inspection fees are hourly costs and any time not used or required will not be billed. The additional construction administration and onsite inspection time are covered by the calculated contingency for this project which the Board has previously approved. As a result, the proposed amendment is limited to the services that need to be extended now based on the initial delay of the commencement of the project incurred to obtain the DCEO grant and to account for supply chain/material delays. The remainder of the services called for in the construction engineering contract will be provided under the original contract without increase.

Trustee Engler made a motion to approve the Contract Amendment with Strand and Associates, Inc. for the wastewater plant improvement engineering contract and authorize the Village President and Village Clerk to execute the same. Trustee Metanias seconded.

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

NAYS: (0)

Absent: (0)

Motion carried

NEW BUSINESS

Bid Recommendation: Commuter Lot Snow Plowing

Public Works Director Jim Kulesa informed the Board that Staff advertised for bids for the Snow Plowing of the Hickory Creek, Front Street, McGovney, and Village Hall parking lots. The work was bid per incremental snowfall and the specifications required that the lots must be cleaned by 4:00 a.m. to allow commuters to begin parking. This work was bid for a three (3) year period with an option to renew the contract if both parties agree to terms, however the specifications state that the Village of Mokena

reserves the right to terminate the contract after one (1) year should the contractor not perform satisfactorily.

Public Works Director Kulesa advised that a bid opening was held on October 11, 2022. Two (2) bids were received for the project, with Groundskeeper Landscape Care, LLC of Mokena, Illinois being the lowest bidder. He recommended the contract be awarded to Groundskeeper Landscape Care, LLC.

Trustee Engler made a motion to award a contract for the Municipal Commuter Parking Lot Snow Plowing to Groundskeeper Landscape Care, LLC, at the incremental amounts listed above and authorize the Village's Public Works Director to execute acceptance of the contract. Trustee Metanias seconded.

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

NAYS: (0)

Absent: (0)

Motion carried

VILLAGE ADMINISTRATOR'S COMMENTS

Chief of Police Brian Benton announced the Police Department's participation in the DEA Drug Takeback event on Saturday, October 29, 2022.

Village Administrator Tomasoski provided information to residents and businesses regarding the Village's emergency alert notification system (Everbridge Community Alert Network) and encouraged residents to sign up at www.mokena.org. He reminded residents of the Village's trick-or-treat hours on Monday, October 31 from 3:00 p.m. to 7:00 p.m. and advised of the "No Tricks-or-Treats" sign available on the Village website and at Village Hall to display and alert trick-or-treaters that their residence will not be participating.

TRUSTEES' COMMENTS

Trustee Engler thanked the Pipefitters Local 597 for their accommodation in allowing the Village to host its 2021, 2022 and Lifetime Beautification Awards Ceremony on Thursday, October 20. She thanked the winners for their commitment to keeping Mokena beautiful and offered her appreciation to the volunteer judges for their time and assistance. She thanked her husband, Mike, for photographing the winning residences. She thanked Trustee Metanias, Trustee Richmond and Assistant Village Administrator Kirk Zoellner for their participation and assistance with the event. She thanked Administrative Assistant Katie Pyznarski, Accounting Assistant Chris Foster and Planning Technician for their efforts behind the scenes. She wished everyone a happy and safe Halloween.

Trustee Richmond highlighted the successful Boy Scout Troop 40 Spaghetti Dinner and thanked Officer McKenna for his involvement with the event and for everything he has done for the community. He congratulated the Lincoln Way Marching Band for their successful performance at the recent regional competition in Indianapolis, IN. He wished everyone a great Halloween.

Trustee Dauphinais thanked Commander Hogan and VFW Post 725, as well as Trustee Metanias, for their involvement and sponsorship of the residential Halloween display on Fiona Avenue. He stated he is looking forward to viewing it and wished everyone a happy and safe Halloween.

Trustee Fedora congratulated the Village of Mokena and all Mokena businesses who placed in the 2022 Chicago Southland's Best competition and thanked everyone who was able to attend the awards ceremony. She stated, "Go Bears".

Trustee Budzyn echoed the Board's previous comments.

Trustee Metanias thanked Trustee Engler and her husband, Mike, for their commitment and organization of the Village's Beautification Awards and congratulated them both on a successful event. He wished everyone a safe and happy Halloween. He thanked

Commander Hogan and VFW Post 725 for their sponsorship of the residential Halloween display on Fiona Avenue. He encouraged residents to visit the display.

CLERK'S COMMENTS

Clerk Martini passed on the opportunity to make comments.

MAYOR'S COMMENTS

Mayor Fleischer thanked Trustee Metanias for filling in for him at the Village's Beautification Awards Ceremony on short notice. He asked everyone to be cautious and safe on Halloween. He encouraged the community to enjoy a good meal and participate in St. John's Church's upcoming Turkey Dinner event. He thanked St. John's Church for their delicious annual dinner events.

ADJOURNMENT

Trustee Engler made a motion to adjourn the regular session and enter into the scheduled work session at 7:34 p.m. Trustee Metanias seconded.

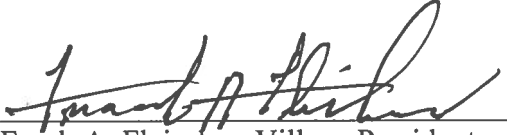
AYES: (6) Budzyn, Dauphinais, Engler, Fedora, Metanias, Richmond

NAYS: (0)

Absent: (0)

Motion carried

Respectfully submitted,


Frank A. Fleischer, Village President

ATTEST:


Melissa Martini, Village Clerk