

BOARD OF TRUSTEES WORK SESSION
11004 Carpenter Street, Mokena, Illinois 60448
Monday, December 18, 2023

CALL TO ORDER

Mayor Fleischer called the Board of Trustees work session to order at 6:00 p.m.

PLEDGE OF ALLEGIANCE

The Board of Trustees recited the Pledge of Allegiance.

ROLL CALL

The following Trustees were present:

Rob Dauphinais
Debbie Engler
Melissa Fedora
George Metanias
Terence Smith

Absent: Terry G. Germany

Also, present were the following: Village Clerk Melissa Martini; Village Administrator John Tomasoski; Assistant Village Administrator/Acting Community Development Director Greg Anderson; Village Attorney/Human Resources Director Carl Buck; and Chief of Police Brian Benton

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) 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: (5) Dauphinais, Engler, Fedora, Metanias, Smith

NAYS: (0)

Absent: (1) Germany

Motion carried.

RECONVENE WORK SESSION

Trustee Engler made a motion to adjourn the executive session and reconvene the work session at 6:15 p.m. Trustee Metanias seconded.

AYES: (5) Dauphinais, Engler, Fedora, Metanias, Smith

NAYS: (0)

Absent: (1) Germany

Motion carried.

Comprehensive Plan

Representatives from Camiros, Lakota Group, and Teska & Associates provided presentations to the Board covering the following topics related to each firm's vision for creating a comprehensive plan for the Village:

Methodology and Process: Each described the firm's methodology and process for updating and creating a comprehensive plan. Where able, firms included a proposed timeline and identified key project milestones.

Past Successful Implementations: Each firm provided detailed examples of comprehensive plans that had been prepared for other municipal clients.

Community Engagement: Each firm detailed its approach to obtaining community feedback on matters concerning long-range development with examples of past community engagement exercises that have been conducted with other municipal clients.

Community Rebranding: Each firm provided suggestions to establish a rebranding of the Village and initiatives that each firm had created.

Recommendations for Future Development: Each firm provided its perspective on the Village's current open/developable lands, lands outside Village limits, and existing development.
References Each firm provided a list of references for past projects similar to the Village's comprehensive plan.

Fees and Costs: Each firm provided a breakdown of all anticipated fees and costs associated with their consulting services. This included hourly rates, fixed fees, and any other potential costs that could be incurred during the course of this project.

Discussion:

Following the presentations, the Board and Comprehensive Plan Committee members had a discussion regarding the pros and cons of each firm and their approach which included staffing, originality, cost, and community engagement. Mayor Fleischer asked that each Trustee consider the presentations and discussion that had taken place in preparation for future action. Mayor Fleischer asked Village Administrator John Tomasoski if this item could be placed on the January 8, 2024, work session agenda for further review. Village Administrator Tomasoski confirmed that item would be placed on that work session agenda.

Staff Reports

Mayor Fleischer discussed a conversation he had recently with the Richton Park Mayor who advised Mayor Fleischer that recently a bus from Texas with immigrants arrived in Richton Park with "train" tickets which were believed to be Metra tickets. Mayor Fleischer advised that it was believed that those individuals were then placed on the Metra train bound for Chicago. Village Administrator Tomasoski and Village Attorney/Human Resources Director Carl Buck then updated the Board on emails and discussions had with various agencies including Will County Emergency Management Agency and Police Chief Brian Benton regarding the same. Village Attorney/Human Resources Director Buck advised the Board that Staff was looking at options the Village may have to address the issue.

Trustee Dauphinais asked if Staff knew what the proposed new owner of the former Tribes Brewery planned for the building. General discussion of the issue identified that it was believed to be an office use for a company that planned and built church buildings. Trustee Dauphinais asked about the application of the Tax Increment Financing District Agreement (TIF) that the Village had with Tribes and whether that would be available to the new owner. Village Attorney/Human Resources Director Buck advised that any assignment would have to be approved by the Board. Village Administrator Tomasoski advised the Board that no paperwork or information had been provided to or requested of the Village so none of the items discussed could be confirmed as to the prospective user.

There being no further business to bring before the Mayor and Board of Trustees, Mayor Fleischer adjourned the work session at 8:28 p.m.