

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

Session #003

February 12, 2024

CALL TO ORDER

Mayor Fleischer called the regular session of the Board of Trustees to order at 6:01 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:

Rob Dauphinais
Debbie Engler
Melissa Fedora
Terry G. Germany
George J. Metanias
Terence Smith

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

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: (6) Dauphinais, Engler, Fedora, Germany, Metanias, Smith
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 6:47 p.m. Trustee Metanias seconded.

AYES: (6) Dauphinais, Engler, Fedora, Germany, Metanias, Smith
NAYS: (0)
Absent: (0)
Motion carried

Mayor Fleischer advised the public that the night's meeting began with an executive session.

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 approve the purchase of one 2022 Ford F250 vehicle with uplift from Currie Ford in the amount of \$58,798.00 and to waive the bidding requirement due to inventory shortages and inventory availability pursuant to 65 ILCS 5/8-9-2.
- b. Motion to approve a settlement agreement in 19SC8286 in the amount of \$150,000.00.
- c. Motion to approve the minutes from the January 15, 2024 Work Session.
- d. Motion to approve the minutes from the January 22, 2024 Board Meeting and Work Session.

Trustee Engler made a motion to approve Consent Agenda items 7 (a), (b), (c) and (d) as depicted in the February 8, 2024 Request for Board Action prepared by the Village Administrator. Trustee Metanias seconded.

AYES: (6) Dauphinais, Engler, Fedora, Germany, Metanias, Smith

NAYS: (0)

Absent: (0)

Motion carried

FINANCE REPORT/ACCOUNTS PAYABLE

Finance Director Nathan Pasbrig presented the accounts payable list for February totaling \$1,480,534.60. He highlighted the following invoices to be paid:

- \$31,242.00 to Carey's Heating and Air Conditioning, Inc. for HVAC and ventilation for the Public Safety Facility Gun Range.

Trustee Engler made a motion to approve the monthly accounts payable in the amount of \$1,480,534.60. Trustee Metanias seconded.

AYES: (6) Dauphinais, Engler, Fedora, Germany, Metanias, Smith

NAYS: (0)

Absent: (0)

Motion carried

APPOINTMENTS/PROCLAMATIONS/PRESENTATIONS

Appointment of Mark Murphy to Part-Time Building Inspector Position

Assistant Village Administrator/Acting Community Development Director Greg Anderson stated that in October 2023, part-time Building Inspector Sharon Duffin resigned from her position with the Village leaving a vacancy in the Community Development Department. The part-time Building Inspector position was advertised on the Village website, LinkedIn, and with the South Suburban Building Officials Association (SSBOA).

Assistant Village Administrator/Acting Community Development Director Anderson informed the Board that resumes were reviewed by Assistant Community Development Director, Krzysztof Kociolek, and himself, and three (3) candidates were interviewed by both. After the interview process, it was determined that Mr. Mark Murphy possessed the skills and qualities necessary to fill the position of part-time Building Inspector.

Assistant Village Administrator/Acting Community Development Director Anderson reviewed Mr. Murphy's educational and professional background and further recommended the appointment of Mark Murphy to the position of part-time Building Inspector.

Trustee Engler made a motion to approve the appointment of Mark Murphy to the position of part-time Building Inspector in the Community Development Department at the starting salary step, effective February 16, 2024. Trustee Metanias seconded.

AYES: (6) Dauphinais, Engler, Fedora, Germany, Metanias, Smith

NAYS: (0)

Absent: (0)

Motion carried

Mr. Mark Murphy thanked the Village Board and Village staff for the opportunity.

PRE-SCHEDULED PROPOSALS / PRESENTATIONS AND VISITORS
N/A

PUBLIC HEARINGS

VM Land, LLC at 189th Street & U.S. Route 45: Annexation and Rezone Request

Mayor Fleischer stated that the petitioner, Mr. Mark Marketti, was not able to attend the night’s meeting due to a family conflict.

Village Attorney/Human Resources Director Carl Buck stated that although the petitioner and their attorney were unable to attend the night’s meeting due to family circumstances, the public hearing may proceed.

Trustee Engler made a motion to open a Public Hearing to consider an annexation and rezone request for the property generally located at 189th Street and U.S. Route 45, Parcel PIN # 19-09-04-400-035-0000. Trustee Metanias seconded.

AYES: (6) Dauphinais, Engler, Fedora, Germany, Metanias, Smith
NAYS: (0)
Absent: (0)
Motion carried

Assistant Village Administrator/Acting Community Development Director Greg Anderson presented the following item:



Annexation & Rezone Request
VM Land, LLC at 189th Street & U.S. Route 45
PUBLIC HEARING

Village Board Meeting
February 12, 2024



Request



Applicant
VM Land, LLC

Location
189th Street & U.S. Route 45

Background
Pin # 19-09-04-400-035-0000
31.50 acres

Request
Seeking positive recommendation to annex and rezone into the Village of Mokena



Zoning

	Current Zoning	Current Use
Site:	Unincorporated	Fill Site
North:	Unincorporated	Vacant
South:	Mokona C-1A	Commercial
East:	Mokona C-2	Commercial
West:	Mokona F-1	Limited Industrial



Village Board Work Session #1

September 25, 2023

- Request to access the Village's dedicated right of way north of Mokena Crossing to create a temporary road to continue fill operations
- Village Board approval received



Village Board Work Session #2

November 27, 2023

- Village Board considered zoning for the property upon annexation
- Village Board expressed a preference for O-1, Office Zoning District



Planning Commission

December 14, 2023

- Planning Commission considered zoning for the property upon annexation
- Commission recommended Board approval for annexation and rezoning of O-1, Office Zoning District



Village Board Work Session #3

January 22, 2024

- Village Board reviewed draft annexation agreement and rezoning request
- Village Board discussed crushing/pulverizing operations of material



Drainage

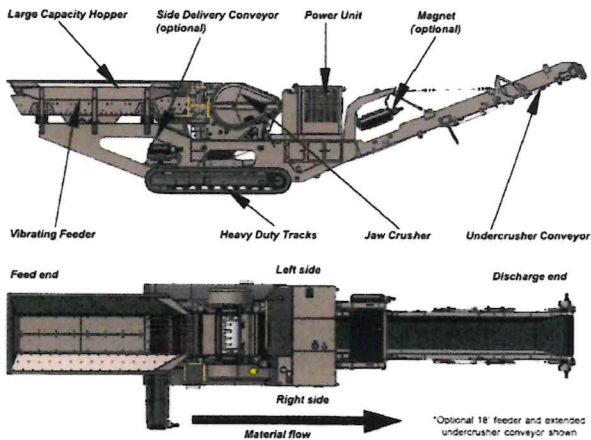
- Floodplain located on the property
- Any fill or crossing in areas identified as a floodplain or wetlands will require an engineering analysis
- Staff recommends the replacement of existing clay tile to be replaced with modern RCP pipe prior to lot development fill being placed over the storm sewer



Annexation Agreement

- O-1 Zoning with a Special Use for a Planned Unit Development to permit mixed use or commercial development
- Ability to conduct fill operations
- Special Conditions
 - Temporary roadway
- Stormwater facility improvements
- Crushing permissions
 - Five consecutive days twice per month
- Phase I Environmental Report to be provided at Owner's expense upon completion of the fill operations

Annexation Agreement



Plat of Annexation



Questions?

Assistant Village Administrator/Acting Community Development Director Anderson stated that property owner, VM Land, LLC, by Mr. Matt Marketti, has submitted a petition to annex and rezone the unincorporated property located at 189th Street and U.S. Route 45, Mokena, Illinois 60448 which is approximately 31.50 acres. The petitioner indicated that it seeks to annex into the Village of Mokena to develop the site for future commercial development and subsequent sale. Prior to establishing this connection, the petitioner must receive annexation and rezone approval from the Village Board.

Assistant Village Administrator/Acting Community Development Director Anderson reviewed the land use and zoning of the property and provided an informational timeline of the Village Board's review of the property.

Village Attorney/Human Resources Director Carl Buck discussed the drainage on the property, noting there is a floodplain located on the property along the creek corridor and the possibility of wetlands located throughout the property. The Petitioner is currently using the property as a fill site for its construction operations in the area. The pond on the property is not a natural body of water but what is referred to as a "Borrow Pit" from which the Illinois Department of Transportation (IDOT) removes clay to build up the surrounding roadway interchanges. The Petitioner is seeking to have the Illinois Department of Natural Resources (IDNR) declare the pond fillable which will lead to the property being totally developable. The placement of fill is needed on the property due to the irregular topography and to make the site commercially viable. Village Attorney/Human Resources Director Buck stated that any fill or crossing in those areas will require engineering analysis and possibly permitting from other regulatory agencies. Further, it is recommended that the existing old clay tile be replaced with a modern reinforced concrete pipe prior to lot development fill being placed over the storm sewer. Placement of fill over an aged pipe could result in clogs or collapses that would increase the risk of viaduct flooding.

Village Attorney/Human Resources Director Buck presented the terms of the proposed annexation agreement, highlighting the following:

- Zoning: Office -1 Zoning is proposed with a special use for a planned unit

development to permit mixed use or commercial development. Included in this section is the ability of the Owner to conduct fill operations as the Owner and Village have agreed.

- Crushing Operations: The Annexation Agreement includes a provision that calls for the Owner to provide, at the Owner's expense, a Phase I Environmental Report upon completion of the fill operations. The Owner originally requested that it be allowed to crush ten days out of the month and the Village objected to that. The Village Board agreed to allow the Owner to conduct crushing operations for five consecutive days one time per month.
- Special Use: Given the Office -1 zoning designation, it will be necessary for the developer to obtain a special use for a planned unit development to construct either commercial or mixed use commercial – office on the site. This section states that upon application by the developer, in accordance with the Village Code, the Village agrees to approve such a use following a public hearing.
- Special Conditions: This section deals with the temporary roadway at 189th Street. The conditions previously imposed by the Village are incorporated as well as a two-year time limit on the temporary roadway. The section does contain a mechanism for the Owner to ask that the temporary roadway be extended upon satisfactory progress to the Village, which will not be unreasonably denied. Lastly, it contains a provision that calls for the Owner to construct the final, improved roadway once the Final Plat of Subdivision is recorded.
- Stormwater Facility Improvements - This section addresses the installation of stormwater management on the property and calls for the replacement of the decaying clay tile storm drain on the property. The Village may need to assist if easements are necessary to complete the replacement, which is customary. The replacement of the storm drainage system will be at the expense of the Owner.

Given the long-term development of this project, the Annexation Agreement has been structured in such a way that the ultimate developer will be required to file a petition for approval of the Planned Unit Development Special Use which would include the site plan, landscaping and architecture.

Mayor Fleischer asked if there were any questions or comments from the public.

There were no questions or comments from the public.

Trustee Engler made a motion to close the Public Hearing. Trustee Metanias seconded.

AYES: (6) Dauphinais, Engler, Fedora, Germany, Metanias, Smith

NAYS: (0)

Absent: (0)

Motion carried

Trustee Engler made a motion to adopt Ordinance No. 2024-O-004 authorizing the execution of an Annexation Agreement between the Village of Mokena and VM Land, LLC, for the property generally located at 189th Street and U.S. Route 45, Mokena, Illinois, Parcel PIN # 19-09-04-400-035-0000 and to authorize the Village President and Village Clerk to execute same. Trustee Metanias seconded.

AYES: (6) Dauphinais, Engler, Fedora, Germany, Metanias, Smith

NAYS: (0)

Absent: (0)

Motion carried

Trustee Engler made a motion to adopt Ordinance No. 2024-O-005 annexing certain territory described therein, owned by VM Land, LLC and authorize the Village President and Village Clerk to execute same. Trustee Metanias seconded.

AYES: (6) Dauphinais, Engler, Fedora, Germany, Metanias, Smith

NAYS: (0)

Absent: (0)

Motion carried

Trustee Engler made a motion to adopt Ordinance No. 2024-O-006 rezoning certain territory described therein to O-1, Office Transitional District, owned by VM Land, LLC, and authorize the Village President and Village Clerk to execute same. Trustee Metanias seconded.

AYES: (6) Dauphinais, Engler, Fedora, Germany, Metanias, Smith
NAYS: (0)
Absent: (0)
Motion carried

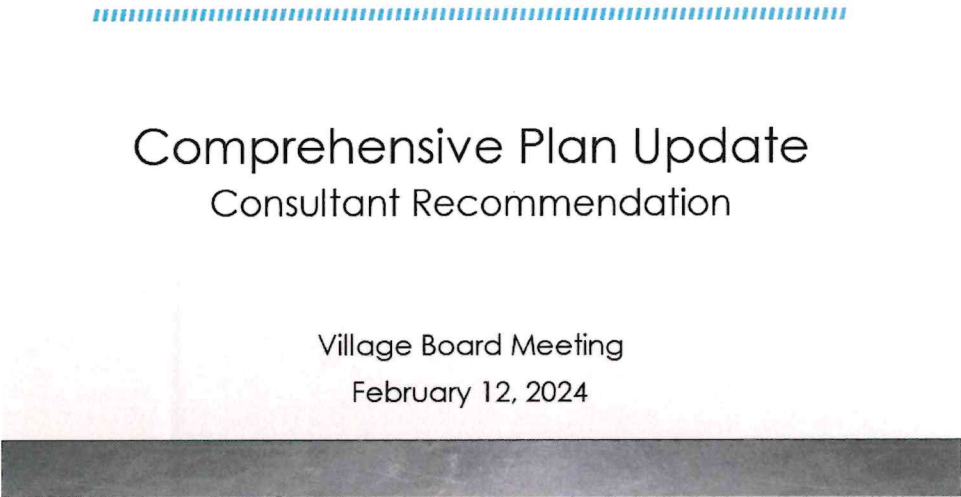
Mayor Fleischer asked if the pulverizer used for crushing operations is permitted with the Army Corps of Engineers.

Village Attorney/Human Resources Director Buck answered yes, stating the petitioner will still need to obtain a Phase I Environmental Report upon completion of the fill operations.

OLD BUSINESS

Comprehensive Plan Consultant Recommendation

Assistant Village Administrator/Acting Community Development Director presented the following item:



Background

Comprehensive Plan

- Blueprint for future development
- Long-range guide for growth affecting land use and economic development
- Includes plans and recommendations to reach the desired vision of the community
- Last updated in August 2002

October 2023

- Comprehensive Planning Committee

The image shows the cover of a document titled "Comprehensive Plan" for the "Village of Mokena, Illinois". The title is in a bold, black, sans-serif font. Below the title, there is a small, dark rectangular box with the text "AUGUST 2002" in white. At the bottom of the cover, there is a circular seal of the Village of Mokena, Illinois, which features a landscape with a sun, water, and trees. The seal is surrounded by the text "VILLAGE OF MOKENA, ILL." and "1831-1991".

Process



Initial Interviews – November 8-10, 2023

- A. Staff contacted Planning Consulting Firms.
- B. Three firms were accepting new clients:
 - 1. Camiros
 - 2. The Lakota Group
 - 3. Teska & Associates
- C. Staff meeting to discuss interview process with the Village Board

Public Presentation Topics

- A. Methodology and Process
- B. Prior Comprehensive Plan Implementations
- C. Community Engagement Process
- D. Community (Re)Branding
- E. Analysis of Future Development
- F. Municipal References

Public Presentations – December 18, 2023

- A. Three firms were provided twenty (20) minutes to present
- B. Followed by ten (10) minutes for questions and answers

FIRM	REPRESENTATIVE
Camiros	Bill James
The Lakota Group	Kevin Clark
Teska and Associates	Michael Blue

Village Board Work Session – January 8, 2024

- A. Village Board discussed consultant presentations
- B. Majority of the Board selected Teska & Associates as the most qualified candidate to conduct the update to the Comprehensive Plan

Village Board Approval



Questions?

Assistant Village Administrator/Acting Community Development Director Anderson provided an informational background regarding Comprehensive Plans. He stated that the Village’s Comprehensive Plan was last updated in August 2002. In October 2023, the Comprehensive Planning Committee directed Village staff to schedule interviews with planning consulting firms to conduct presentations on the update to the Comprehensive Plan with the Village Board.

Assistant Village Administrator/Acting Community Development Director Anderson stated that at the December 18, 2023 work session, three planning consulting firms: Camiros, The Lakota Group and Teska and Associates, conducted presentations on their qualifications to the Village Board. The firms addressed methodology and process, past successful implementations, community engagement, community rebranding, recommendations for future development, and references. At the January 8, 2024 work session, the Board discussed the consultant presentations conducted on December 18, 2023. After thorough discussion, it was determined that Teska & Associates were the most qualified to conduct the update to the comprehensive plan.

Assistant Village Administrator/Acting Community Development Director Anderson further stated it is Village staff’s recommendation the Board approve the agreement with

Teska and Associates for the Comprehensive Plan Update due to their thorough presentation outlining their qualifications and experience in municipal comprehensive planning consulting services. Teska and Associates also provided the lowest fee at \$155,105. Additionally, Teska & Associates have worked with comparable municipalities to update their comprehensive plans with satisfactory results.

Trustee Engler made a motion to accept and approve an agreement for Comprehensive Plan Update Consulting Services between the Village of Mokena and Teska & Associates in the amount of \$155,105.00 and authorize the Village President and Village Clerk to execute the same. Trustee Metanias seconded.

AYES: (6) Dauphinais, Engler, Fedora, Germany, Metanias, Smith

NAYS: (0)

Absent: (0)

Motion carried

Francesca Lawrence of Teska and Associates thanked the Village Board for the opportunity and looks forward to working with the Village.

Recommendation for Pond Maintenance Contract Extension

Director of Public Works Jim Kulesa stated the Village's 2022/2023 Pond Maintenance Program was awarded in May of 2022 to McCloud Aquatics in the total annual amount of \$24,994.20. The program consists of servicing twenty-three (23) ponds throughout the Village. Services include water quality monitoring to ensure a healthy aquatic environment along with chemical applications to address water quality and aquatic vegetation (algae control). This contract requires the successful bidder to treat the ponds bi-weekly and comply with all environmental and Environmental Protection Agency (EPA) regulations. The contract has a provision for a year extension upon mutual agreement by both parties and Village staff has confirmed that McCloud Aquatics has agreed to hold the cost and extend the contract.

Director of Public Works Kulesa stated that McCloud has performed this service for the Village in the past and did an exceptional job. He further recommended the execution of the mutual option to extend the contract with McCloud Aquatics of Elburn, Illinois for the 2024 Pond Maintenance Program.

Trustee Engler made a motion to award a contract extension for the 2024 Pond Maintenance Program to McCloud Aquatics of Elburn, Illinois, in the amount of \$24,994.20, and to authorize the Village President and Village Clerk to execute same. Trustee Metanias seconded.

AYES: (6) Dauphinais, Engler, Fedora, Germany, Metanias, Smith

NAYS: (0)

Absent: (0)

Motion carried

NEW BUSINESS

Bid Recommendation: Police Department Janitorial Services

Director of Public Works Jim Kulesa stated that in anticipation of the completion of the new Police Station, Village staff reviewed options for providing janitorial services. The size and complexity of cleaning that is appropriate for the new modern facility made it beyond the capabilities of the current family-owned cleaning service. Public Works staff, in conjuncture with Police Department staff, selected to advertise for bids using a scope of services and qualification process that was similar to nearby police facilities and suited to the size of the new building.

Bids were recently received for janitorial services for the new Police Facility located at the northeast corner of 191st Street and 104th Avenue. The new building necessitated a size and scope for the janitorial services that was conducive to this location being bid independent of other Village buildings. Police Department and Public Works Department staff worked to develop the scope of services which includes standard daily, weekly, monthly, and seasonal cleaning activities. More infrequent or specialized services such as a high lift and building windows would be additional. The bid anticipates a monthly billing process, with a start up after the facility opens in early 2024. The contract period

anticipates possible start post building move in during March 2024 and would run through June of 2025 (through Fiscal Year 2025).

The bid opening was held on Wednesday, January 31st, 2024. Six (6) bids were received for the services, with Vega Building Maintenance of Romeoville, Illinois being the lowest bidder for services in the amount of \$38,566.72 which would run from March 2024 through June 2025.

Director of Public Works Jim Kulesa further stated it was Village staff's recommendation to award a contract for the Police Facility Janitorial Services to the lowest bidder, Vega Building Maintenance of Romeoville, Illinois in the amount of \$38,566.72, with an option to renew the contract for an additional year if both parties agree.

Trustee Engler made a motion to award a contract for the Police Facility Janitorial Services to the lowest bidder, Vega Building Maintenance of Romeoville, Illinois, in the amount of \$38,566.72, with a mutual option to renew the contract for an additional one (1) year in 2025 if both parties agree, and to authorize the Village President and Village Clerk to execute same. Trustee Metanias seconded.

AYES: (6) Dauphinais, Engler, Fedora, Germany, Metanias, Smith

NAYS: (0)

Absent: (0)

Motion carried

VILLAGE ADMINISTRATOR'S COMMENTS

Village Administrator John Tomasoski congratulated Silver Cross Hospital for being ranked #1 for Surgical Care in Illinois by Healthgrades. He informed the public of ComEd's New Electric Vehicle (EV) Charger and Installation Rebate Program. Village Administrator Tomasoski announced that the Village Hall will be closed for the Presidents Day Holiday on Monday, February 19.

TRUSTEES' COMMENTS

Trustee Engler wished Trustee Germany a Happy Birthday.

Trustee Dauphinais wished Trustee Germany a Happy Birthday. He congratulated Mr. Mark Murphy on his appointment to the part-time Building Inspector position and welcomed him to the Village. He thanked Mayor Fleischer, the Village Board and Village staff on the selection of Teska and Associates to update the Village's Comprehensive Plan and looks forward to beginning the process.

Trustee Germany announced he is a first-time Grandfather.

Trustee Smith passed on the opportunity to make comments.

Trustee Fedora passed on the opportunity to make comments.

Trustee Metanias passed on the opportunity to make comments.

CLERK'S COMMENTS

Clerk Martini passed on the opportunity to make comments.

MAYOR'S COMMENTS

Mayor Fleischer passed on the opportunity to make comments.

ADJOURNMENT

Trustee Engler made a motion to adjourn the regular session and enter into the scheduled work session at 7:43 p.m. Trustee Smith seconded.

AYES: (6) Dauphinais, Engler, Fedora, Germany, Metanias, Smith

NAYS: (0)

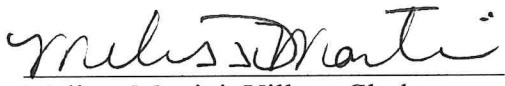
Absent: (0)

Motion carried

Respectfully submitted,


Frank A. Fleischer, Village President

ATTEST:


Melissa Martini, Village Clerk