

VILLAGE BOARD OF TRUSTEES WORK SESSION
11004 Carpenter Street, Mokena, Illinois 60448
Monday, February 26, 2024

CALL TO ORDER

Mayor Fleischer called the Village Board of Trustees work session to order at 7:00 p.m.

ROLL CALL

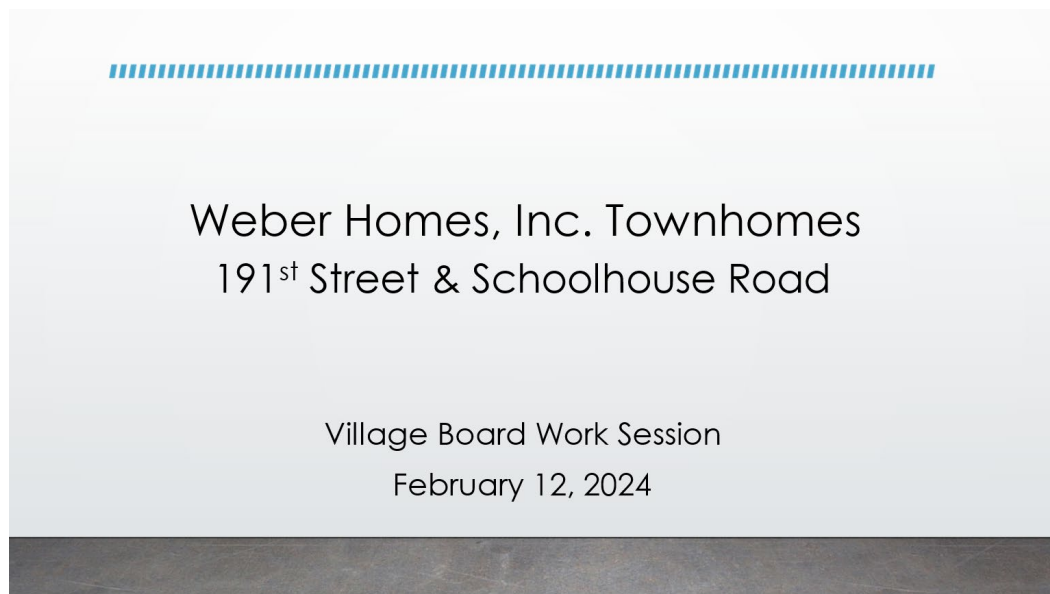
The following Trustees were present:

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; Director of Public Works Jim Kulesa; Assistant Public Works Director Dan Pelouquin; and Village Engineer Kyle Vester

Weber Townhome Development, 191st Street & Schoolhouse Road

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



Request

Applicant

Marty Weber of Weber Homes, Inc.

Location

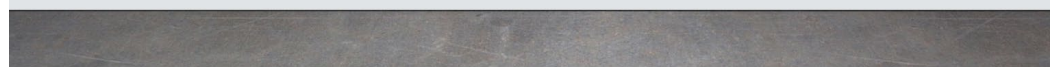
191st Street & Schoolhouse Road

Property

6.57 acre property

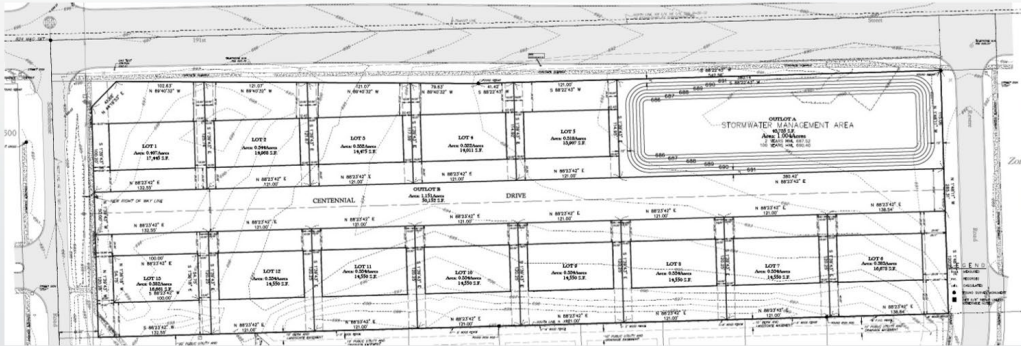
Request

Conceptual approval regarding the proposed rezone and special use permit/planned unit development



Proposed Development

1. Rezone property from C-1 Commercial to R-6 Multi-Family Residential
2. Subdivide parcel and construct 13 ranch-style townhomes (26 townhomes total)



Current Zoning

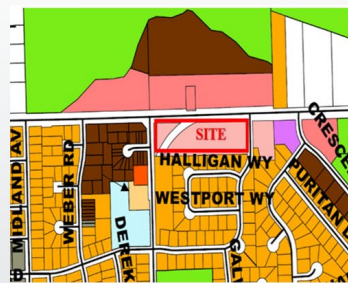


ZONING MAP LEGEND

- E-1 ESTATE RESIDENCE DIST. (2 1/2 ACRES)
- R-1 SINGLE FAMILY RESIDENCE DIST. (40,000 SQ. FT.)
- R-2 SINGLE FAMILY RESIDENCE DIST. (20,000 SQ. FT.)
- R-3 SINGLE FAMILY RESIDENCE DIST. (15,000 SQ. FT.)
- R-4 SINGLE FAMILY RESIDENCE DIST. (12,500 SQ. FT.)
- R-5 SINGLE FAMILY RESIDENCE DIST. (7,500 SQ. FT.)
- R-6 MULTI-FAMILY RESIDENCE DISTRICT
- C-1 TRADITIONAL SHOPPING DISTRICT
- C-1A GENERAL COMMERCIAL DIST. (MIN. 1 ACRE)
- C-2 HIGHWAY COMMERCIAL DISTRICT
- C-3 COMMERCIAL DISTRICT

Current Zoning

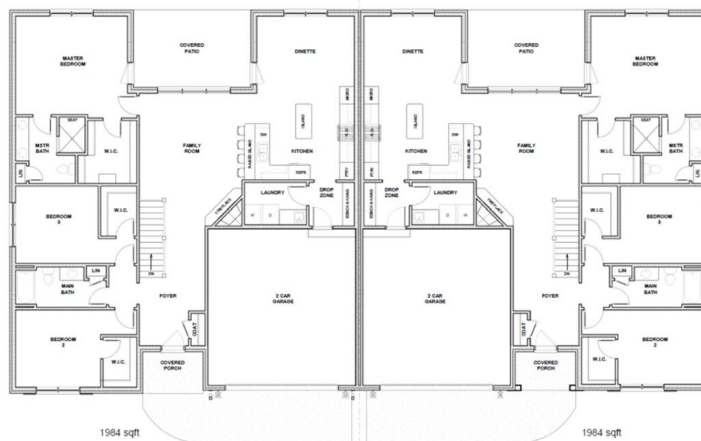
	Current Zoning	Current Use	Comprehensive Plan
Site:	C-1, Traditional Shopping Dist.	Undeveloped/Vacant	General Commercial
North:	C-2, Highway Commercial	Undeveloped/Vacant	Neighborhood Commercial
South:	R-4, Single-family Residential	Existing Single-Family Homes	General Commercial
East:	C-1, Traditional Shopping Dist.	Undeveloped/Vacant	General Commercial
West:	R-6, Multi-Family Residential	Existing Apartment Complex	Multi-Family Residential



Proposed Development



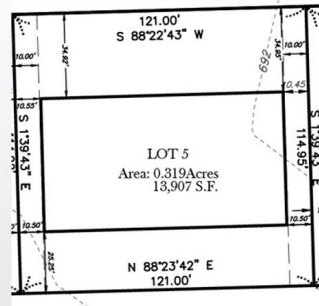
Proposed Development



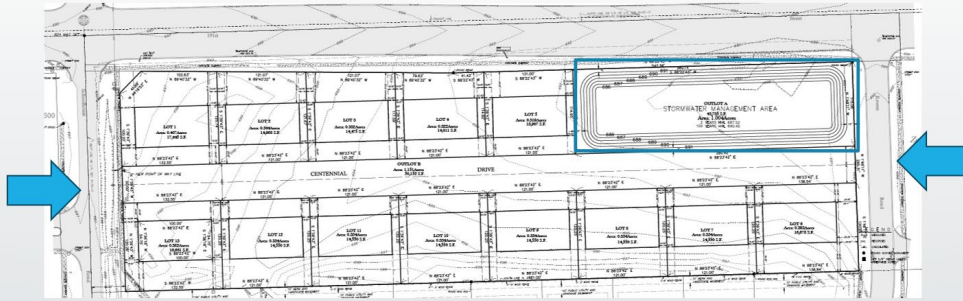
Proposed Development

- Each duplex will be roughly 3,968 sq./ft. (or 1,984 sq./ft. per unit)

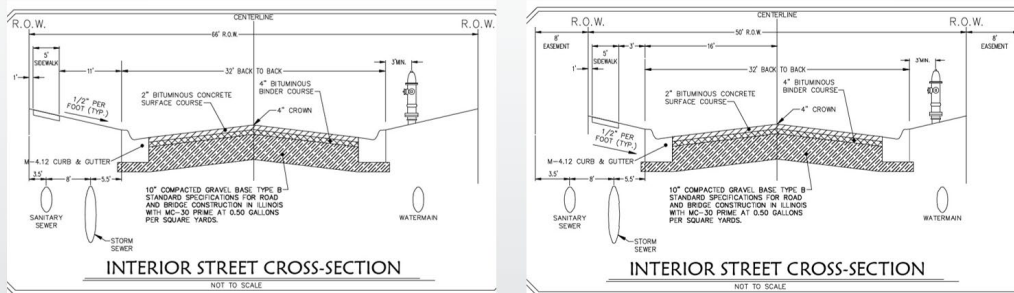
REGULATION	STANDARD	PROPOSED	
Density (Dwelling Units/Acre)	7.5 DU/AC	3.96 DU/AC	✓
Front yard setback	30'	25'	✗
Rear yard setback	40'	35'	✗
Side yard setback	15'	10'	✗



Proposed Development Site Plan



Interior Street Cross Section



TYPICAL

PROPOSED

Village Board Work Session: February 12, 2024

- Village Board reviewed and had concerns:
 - Location/alignment of road
 - Location of pond
 - Stacked traffic on Schoolhouse Road

Board Direction

1. Does the Board have any questions or concerns regarding the Rezone and Special Use Permit/Planned Unit Development request?
2. Are there any questions or concerns regarding the proposed development?
3. Does the Board recommend moving the proposed development forward to the Planning Commission for a Public Hearing?

Discussion:

Assistant Village Administrator Anderson stated that petitioners Bill and Marty Weber were in the audience. Joe Hammer, the project engineer, was present on behalf of the proposed development.

Trustee Germany stated that he still has safety concerns with traffic and stacking on Schoolhouse Road, stating issues already exist at the intersection of Schoolhouse Road and 191st Street. Trustee Germany also commented that the proposed location of the detention pond is also concerning with the potential for a driver to end up in the pond in an accident.

Trustee Fedora stated that she has the same concerns regarding the detention pond location off of 191st Street.

Trustee Metanias indicated that this development would be better suited with a cul-de-sac and that there are safety concerns with the location of the pond.

Trustee Engler commented that she also thinks a cul-de-sac is more appropriate for the road.

Mayor Fleischer asked the petitioners if they would like to add anything to the discussion.

Joe Hammer introduced himself as project engineer on behalf of Weber Homes, Inc. Mr. Hammer explained the current proposed location is on the lowest part of the property and is the proper place to put it. He stated that relocating the pond would require the elimination of lots. Mr. Hammer also stated that a cul-de-sac would eliminate lots and is not a desired option for the petitioner.

Mr. Marty Weber stated that he would consider a dead-end road versus a cul-de-sac.

Trustee Metainias indicated that this would not work for snowplows and for the fire department.

Mr. Marty Weber stated that he believes the product and density of the proposed development would have minimal impact as far as traffic going in and out.

Trustee Dauphinais proposed the option of parking bollards around the perimeter of the detention pond.

Mr. Jim Schlegel, community resident, stated that he likes this project and thinks it would be good for the lot and nearby properties. He stated they should consider boulders around the pond as parking bollards.

Mr. Marty Weber stated that he would consider a rustic border and landscape. Mr. Weber also asked the Village Board if they would consider a right in, right out entryway on to the road. Trustee Germany stated that these do not work as motorists routinely don't utilize them as designed.

Mayor Fleischer asked the Village Board how they would like to proceed with the project. The general consensus of the Village Board was that this project should not proceed forward in the development process without addressing the relocation of the detention pond and a cul-de-sac.

The petitioners stated that they would keep the parcel zoned as commercial and that they have recently had inquiries regarding projects.

Hometown Heroes Banner Program

Assistant Village Administrator/Acting Community Development Director Greg Anderson presented this item. He stated that during initial discussions with the Village Board, Trustee Dauphinais, Trustee Fedora, and Village Staff indicated that the program was developed so that banners are displayed Memorial Day through Veteran's Day.

The Village recently received correspondence from Mr. Joseph Budzyn requesting that the Village Board consider displaying the banners year-round when Christmas decorations are not displayed.

Discussion:

Mayor Fleischer requested Trustee Dauphinais to start the discussion as a committee member of developing the program. Trustee Dauphinais stated that during initial development, the committee was working through the program and used Memorial Day through Veteran's Day as the timeframe based on other comparable communities like New Lenox.

Trustee Fedora stated that she is very familiar with the material of the banners and that during winter weather and subzero temperatures the banners freeze, and wind can cause them to crack. She stated that we should honor the community veterans as much as we can but wants to honor the integrity of the banners for the families.

Assistant Village Administrator Anderson stated that this year, one banner was damaged and needed repairs by Image360. Image360 repaired the damage free of charge but stated that future repairs would require a fee.

The majority of the Board stated that they would like the banners to be placed as early as possible after the winter weather breaks.

Director of Public Works Jim Kulesa stated that the Public Works Department would monitor the weather and put the banners up as early as possible and take them down when Christmas decorations are being placed on Front Street.

Tourism Discussion

Mayor Fleischer presented this item.

Mayor Fleischer stated that he received the most recent copy of the Chicago Southland and Convention and Visitor's Bureau (CSCVB) Tourism Guide in the mail and that he does not want to take away advertisements and benefits from businesses by not signing the Agency of Record for the CSCVB.

Discussion:

Village Administrator John Tomasoski stated that as a reference point, the Village Board voted in January to terminate the agreement with the CSCVB and move on. This would allow the Village to use the one percent hotel/motel sales tax on other tourism functions. Village Administrator Tomasoski stated that every year the Village also signs an Agency of Record which provides state funding to the CSCVB for grants and marketing. Village Administrator Tomasoski stated that this is done annually and is due by March 31.

Trustee Fedora stated that she has referenced the Village of Mokena businesses twenty-three times in the Tourism Guide and sees this as free marketing for businesses.

The majority of the Village Board stated that they want to move on from the CSCVB without signing the Agency of Record.

Ordinance Amendment to Title 4, Chapter 1, Nuisances

Village Administrator John Tomasoski and Village Attorney/Human Resources Director Carl Buck presented this item.

The Village Board was provided an update from the last discussion of this issue at the February 12, 2024 Work Session and began with a review of the issue concerning Southern Border Arrivals, as part of the Village Board's ongoing assessment. It was noted that the Village Board had previously received an informational update which detailed the historical context, steps taken, and anticipated future actions regarding migrant contact, now referred to as Southern Border Arrivals.

The purpose of the presentation during the meeting was to provide the Village Board with a draft Ordinance Amendment. This amendment targeted bus/transportation companies conducting unscheduled drop-offs of Southern Border Arrivals, underpinning the conduct as a public health, safety, and welfare concern for the Village.

During the discussion, it was highlighted that the Illinois Municipal Code, §5/11-60-2, expressly authorizes the Village Board to define, prevent, and abate nuisances within the Village. The Village Board acknowledged that, given the resources available to the Village, the unscheduled presence of Southern Border Arrivals posed a significant public health, safety, and welfare concern to both the arrivals and the residents of the Village. The Village Board discussed the risks faced by Southern Border Arrivals without adequate food and shelter. Furthermore, the potential impact of the unappropriated use of Village funds to address or accommodate Southern Border Arrivals on the delivery of core services to Village residents was also discussed.

The discussion concluded with the consensus that declaring such unscheduled drop-offs of Southern Border Arrivals to be a nuisance would empower public safety resources to act. This action would aim to correctly direct bus/transportation companies to the appropriate areas, mitigating the issues discussed.

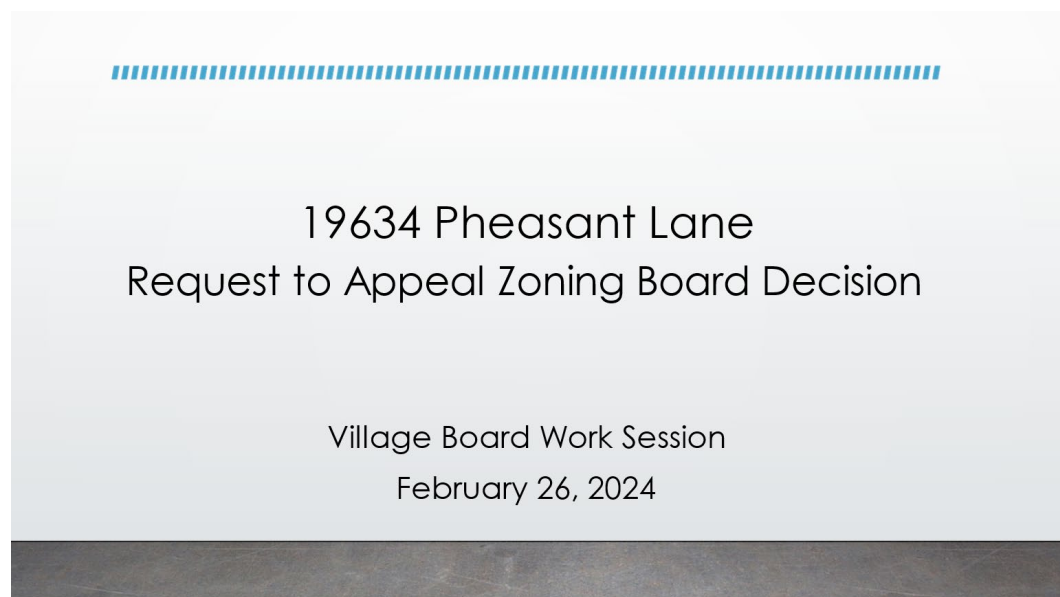
The proposed draft Ordinance provided an amendment to the Village Code, including the appropriate penalty for unscheduled drop-offs.

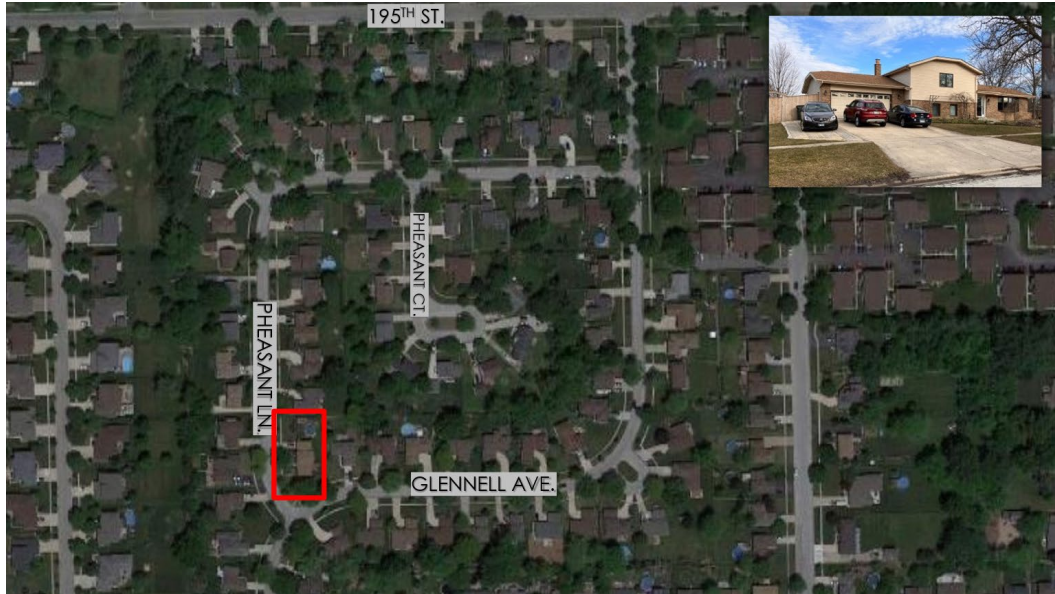
Discussion:

Trustee Metanias asked what the fine would be and Village Attorney/ Human Resources Director Buck responded by stating that the fine would be that allowed by the administrative adjudication section of the Illinois Municipal Code and would be on a per passenger basis. Mayor Fleischer asked if anyone had any other questions and there were none. The consensus of the Village Board was to proceed and to place the Ordinance Amendment on a future Board Meeting Agenda for consideration.

19634 Pheasant Lane: Request to Appeal Zoning Board Decision

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





Background

September 19, 2022

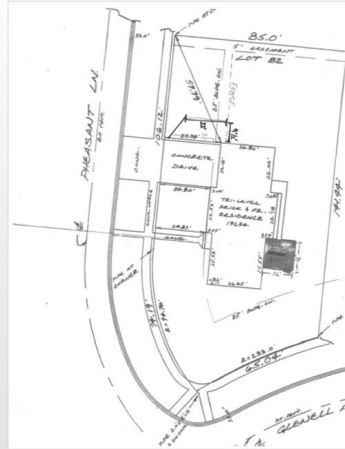
- Petitioner applied for a permit and was denied expansion
- Petitioner installed driveway expansion without permit approval

August 17, 2023

- Petitioner applied for a variance request
- Proposed expansion: 9.5 ft. x 22 ft.

October 19, 2023

- ZBA denies variance request



Variation from Village Code

Section 7-1A-4-2A:

“Where a driveway leads to a garage, the width of the driveway shall not exceed the width of the garage”



Request to Appeal

Petitioner Request

- *Petitioner, Jennifer Martin, submitted Request to Appeal Zoning Board Decision*

Standards for Variation Approval

- a) The property in question cannot yield a reasonable return if permitted to be used only under the conditions allowed by the regulations in the particular zone;
- b) The plight of the owner if due to unique circumstances; and
- c) The variation, if granted, will not alter the essential character of the locality.

Board Direction

1. **Has the petitioner provided sufficient evidence to warrant reconsideration by the Zoning Board of Appeals?**

Assistant Village Administrator Greg Anderson asked the Village Board if they believe the petitioners have provided sufficient evidence to warrant reconsideration by the Zoning Board of Appeals.

Petitioner Jennifer Martin and her spouse, residents of 19634 Pheasant Lane, were present.

Discussion:

Mayor Fleischer asked the Village Board if they think this variance should go back to the Zoning Board for reconsideration.

Trustee Fedora asked the petitioner why the driveway was extended.

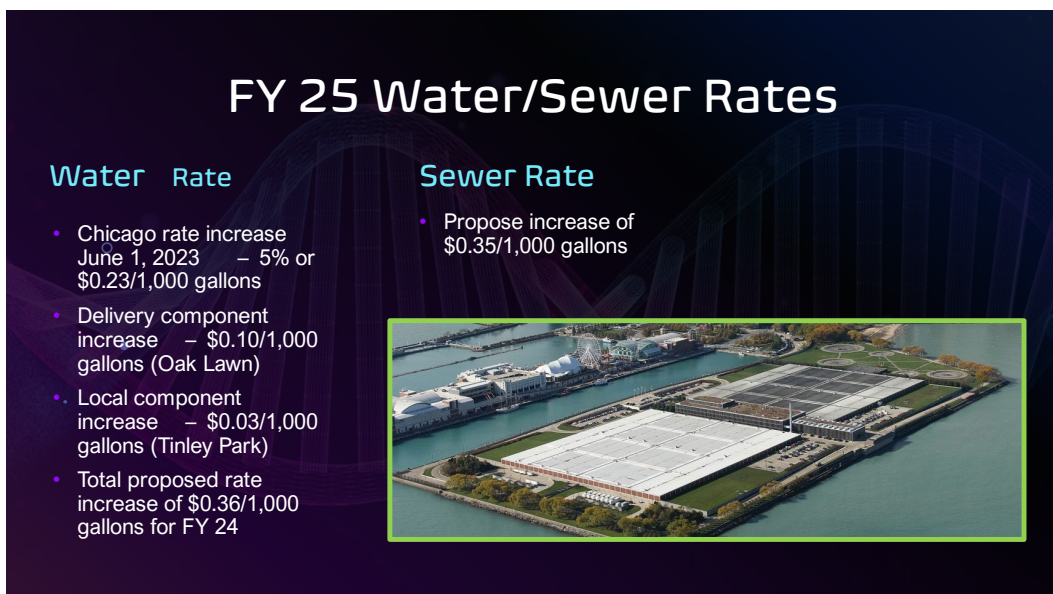
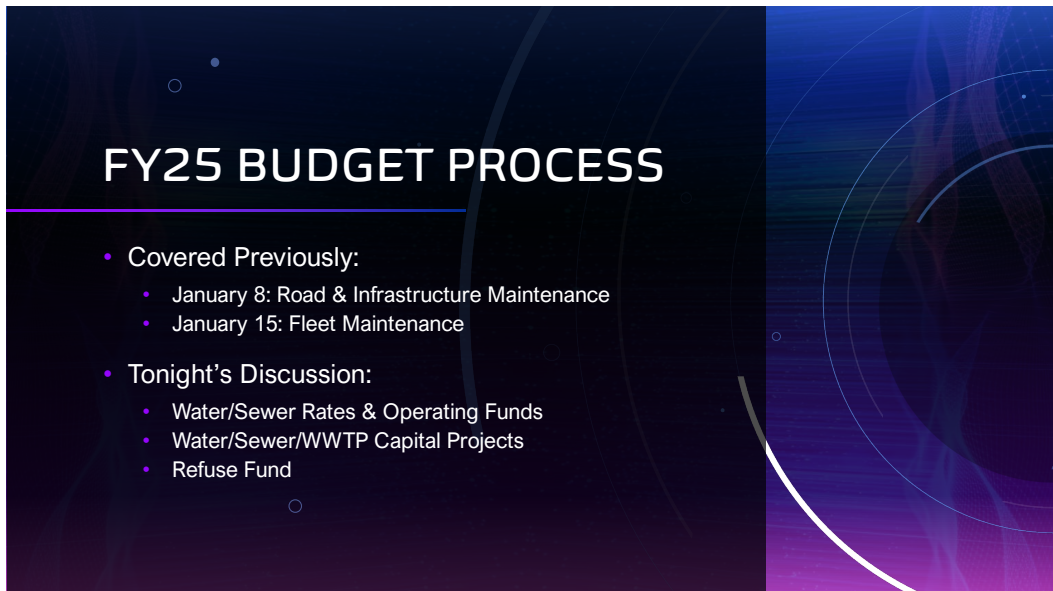
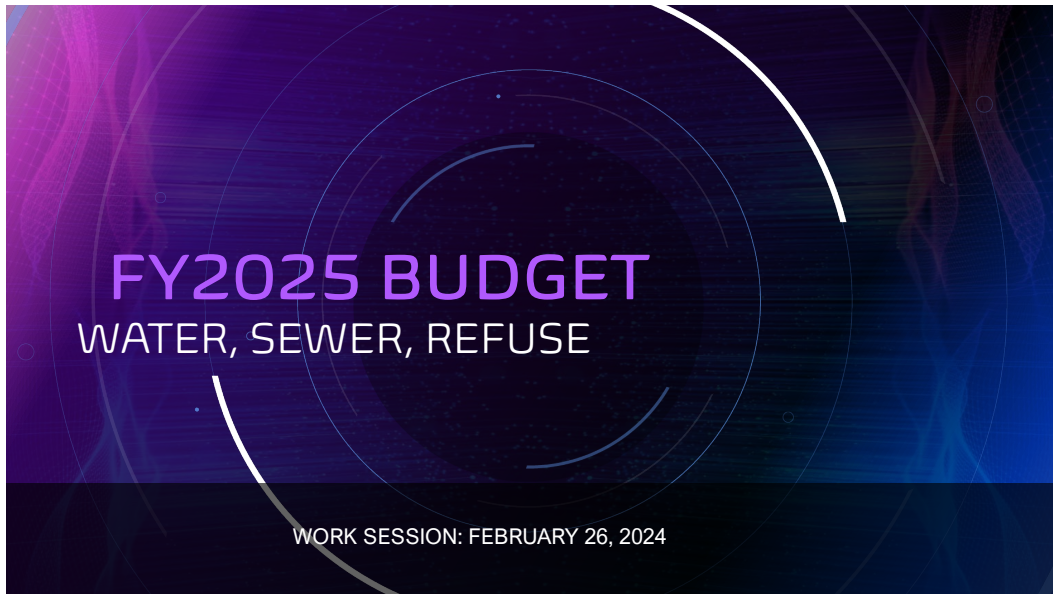
Petitioner Jennifer Martin stated that they put in gravel and stepping stones in order for this extension not to be a permanent driveway. Mrs. Martin stated that the sloping of the driveway has caused safety issues with her mother and herself.

The majority of the Village Board stated that the petitioners did not provide sufficient evidence to warrant reconsideration citing that similar zoning appeals have been denied by the Zoning Board of Appeals and the Village must be consistent.

The petitioners asked if they would be allotted time to restore the property back to comply with Village Code. Mayor Fleischer stated that they would be allowed time and Village staff would reach out to them.

Fiscal Year 2025 Budget: (1) Water and Sewer Operating/Capital Fund; (2) Wastewater Treatment Plant (WWTP) Expansion Fund; (3) WWTP Repair and Replacement Fund; and (4) Refuse Fund

Village Administrator John Tomasoski presented the following item:



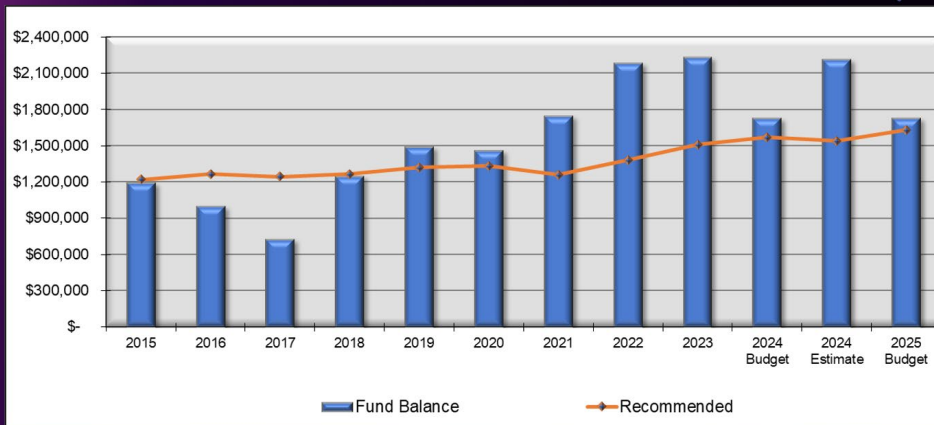
Water Operating Fund

FY 2024 Review

FY 2025 Review

	Budget	Expected	Changes		Budget	Change from FY 24 Expected	Increase / Decrease
Beg. Fund Balance	\$ 2,192,266	\$ 2,317,216	\$124,950	Beg. Fund Balance	\$ 2,208,974	\$ (108,242)	Decrease
Revenue	5,810,943	6,051,111	240,168	Revenue	6,039,713	(11,398)	Decrease
Expenses	(6,279,405)	(6,159,353)	(120,052)	Expenses	(6,539,463)	380,110	Increase
Ending Fund Balance	\$ 1,723,804	\$ 2,208,974	\$485,170	Ending Fund Balance	\$ 1,709,224	\$ 260,470	Decrease
Fund Balance percentages	27%	36%		Fund Balance percentage	26%		

Water Operating Fund Summary



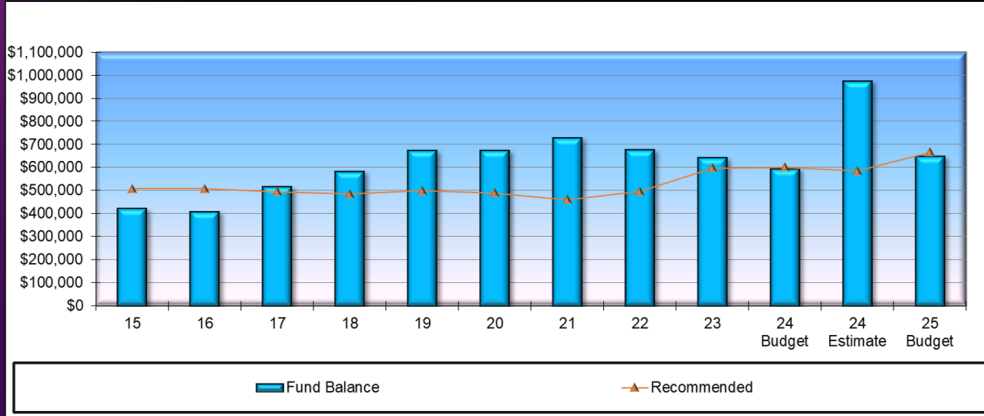
Sewer Operating Fund

FY 2024 Review

FY 2025 Review

	Budget	Expected	Changes		Budget	Change from FY 24 Expected	Increase / Decrease
Beg. Fund Balance	\$ 833,329	\$ 1,069,795	\$236,466	Beg. Fund Balance	\$ 973,751	\$ (96,044)	Decrease
Revenue	2,161,617	2,243,364	81,747	Revenue	2,337,346	93,982	Increase
Expenses	(2,400,384)	(2,339,408)	(60,976)	Expenses	(2,662,386)	322,978	Increase
Ending Fund Balance	\$ 594,562	\$ 973,751	\$379,189	Ending Fund Balance	\$ 648,711	\$ (325,040)	Decrease
Fund Balance percentages	25%	42%		Fund Balance percentage	24%		

Sewer Operating Fund Summary



Plant Expansion Fund Expenditures

Digester Blowers Engineering & Construction

Total: \$1,200,000

Engineering
 • \$150,000

Construction
 • \$1,000,000

Contingency
 • \$50,000

Staff expects project to occur over FY25 and FY26

Plant Expansion Fund Summary

	2024	2025	2026	2027	2028	2029
Beginning Fund Balance	\$ 1,686,494	\$ 990,447	\$ 300,351	\$ 53,355	\$ 53,889	\$ 54,428
Revenue:						
Interest	89,755	9,904	3,004	534	539	544
DCEO Grant	-	-	250,000	-	-	-
Total Available For Spending	1,776,249	1,000,351	553,355	53,889	54,428	54,972
Expenditures:						
Engineering	79,650	150,000	-	-	-	-
Improvements - Facilities	706,152	-	-	-	-	-
Machinery & Equipment	-	500,000	500,000	-	-	-
Contingency	-	50,000	-	-	-	-
Total Expenditures	785,802	700,000	500,000	-	-	-
Ending Fund Balance	\$ 990,447	\$ 300,351	\$ 53,355	\$ 53,889	\$ 54,428	\$ 54,972

Plant Expansion Fund Summary

	2024	2025	2026	2027	2028	2029
Beginning Fund Balance	\$ 1,686,494	\$ 990,447	\$ 300,351	\$ 53,355	\$ 53,889	\$ 54,428
Revenue:						
Interest	89,755	9,904	3,004	534	539	544
DCEO Grant	-	-	250,000	-	-	-
Total Available For Spending	1,776,249	1,000,351	553,355	53,889	54,428	54,972
Expenditures:						
Engineering	79,650	150,000	-	-	-	-
Improvements - Facilities	706,152	-	-	-	-	-
Machinery & Equipment	-	500,000	500,000	-	-	-
Contingency	-	50,000	-	-	-	-
Total Expenditures	785,802	700,000	500,000	-	-	-
Ending Fund Balance	\$ 990,447	\$ 300,351	\$ 53,355	\$ 53,889	\$ 54,428	\$ 54,972

Sewer Plant Replacement Fund Expenditures

	FY2024	FY2025	FY2026	FY2027	FY2028	FY2029
Raw Pump	\$ -	\$ 36,000	\$ -	\$ 26,600	\$ -	\$ 28,300
Flow Meters	19,000	-	-	-	-	-
Scum Pump	15,000	-	-	-	-	-
Channel Blower	8,500	-	-	-	-	-
Sludge Pump Seals	18,000	-	-	-	-	-
RAS Pumps (3)	170,000	-	-	-	-	-
Non-Potable Pump	-	55,000	-	-	-	-
Generator (Building 85)	-	100,000	-	-	-	-
Clarifier Rehab	-	900,000	-	-	-	-
Explosion Proof Lighting (Building 85)	-	85,000	-	-	-	-
Lab BOD Incubator	-	-	12,500	-	-	-
RAS Pumps (3)	-	-	190,000	-	-	-
Roof Building 85	-	-	-	60,000	-	-
HVAC Building 85	-	-	-	-	15,000	-
Roof Building 90	-	-	-	-	20,000	-
Sludge Transfer Pumps	-	-	-	-	100,000	-
Chlorine Building Improv. (Overflow Pond)	-	-	-	-	-	15,000
Total	\$ 230,500	\$ 1,176,000	\$ 202,500	\$ 86,600	\$ 135,000	\$ 43,300

Plant Replacement Fund Summary

	2024	2025	2026	2027	2028	2029
Beginning Fund Balance	\$ 1,275,483	\$ 1,111,958	\$ (102,922)	\$ (305,422)	\$ (392,022)	\$ (527,022)
Revenue:						
Interest	66,975	11,120	-	-	-	-
Total Available For Spending	1,342,458	1,123,078	(102,922)	(305,422)	(392,022)	(527,022)
Expenditures:						
Improvements - Facilities	-	-	-	60,000	35,000	-
Machinery & Equipment	230,500	1,176,000	202,500	26,600	100,000	43,300
Contingency	-	50,000	-	-	-	-
Total Expenditures	230,500	1,226,000	202,500	86,600	135,000	43,300
Ending Fund Balance	\$ 1,111,958	\$ (102,922)	\$ (305,422)	\$ (392,022)	\$ (527,022)	\$ (570,322)

Transfer from another fund will be required to fund deficit.

Water Capital Improvements

Revenue Assumptions

- Proposed increase of 3.0% built into fee structure for
 - FY25-FY29
- Projections
 - FY 25: 20 x 1" = \$196,620
 - FY 26: 15 x 1" = \$151,898
 - FY 27: 15 x 1" = \$156,465
 - FY 28: 10 x 1" = \$107,445
 - FY 29: 10 x 1" = \$110,670

Note: 75% of tap on fees for Water System Capital

Water System Capital Improvements

	FY2024	FY2025	FY2026	FY2027	FY2028	FY2029
Contractual/Engineering Services	\$ 10,000	\$ 117,500	\$ 17,500	\$ 12,000	\$ 12,000	\$ 12,000
Capital Outlay:						
Valve Replacements	30,000	30,000	32,000	34,000	36,000	38,000
Village Wide Leak Survey	30,000	35,000	37,000	39,000	41,000	44,000
West Tower Inspection	-	-	-	-	-	8,000
East Tower Painting	393,965	15,000	-	-	-	-
Water Tower Cleaning	9,000	9,500	10,000	10,500	11,100	11,700
Water Main Replacement/Lining	-	-	-	650,000	800,000	300,000
Water Main Extensions (Alta Vista)	-	1,000,000	-	-	-	-
SCADA Improvements	27,000	40,000	29,000	31,000	33,000	35,000
Water Tank Dive Inspections	3,000	5,000	5,300	5,600	5,900	6,200
Water Vault Meter Replacement	37,500	37,500	-	-	-	-
Quickview 360 (50% Split With Sewer)	11,000	-	-	-	-	-
HVAC Second System (Building 10)	20,000	-	-	-	-	-
Water Meter Testing Vaults	-	-	-	-	-	40,000
System Fire Flow Testing & Analysis	-	-	-	35,000	-	-
Total Capital Outlay	\$ 561,465	\$ 1,172,000	\$ 113,300	\$ 805,100	\$ 927,000	\$ 482,900
Other Financing Uses	\$ 150,000	\$ 100,000	\$ -	\$ -	\$ -	\$ -
Total Costs	\$ 721,465	\$ 1,389,500	\$ 130,800	\$ 817,100	\$ 939,000	\$ 494,900

Water Capital Fund Summary

	2024	2025	2026	2027	2028	2029
Beginning Fund Balance	\$ 2,255,462	\$ 1,948,949	\$ 775,559	\$ 1,304,412	\$ 651,821	\$ (178,216)
Revenue:						
Tap-Ons	291,626	196,620	151,898	156,465	107,445	110,670
Interest	123,326	19,489	7,756	8,044	1,518	-
Grant Revenue (DECO)	-	-	500,000	-	-	-
Total Available For Spending	2,670,414	2,165,059	1,435,212	1,468,921	760,784	(67,546)
Expenditures:						
Contractual	10,000	117,500	17,500	12,000	12,000	12,000
Capital	561,465	1,172,000	113,300	805,100	927,000	482,900
Other Financing	150,000	100,000	-	-	-	-
Total Expenditures	721,465	1,389,500	130,800	817,100	939,000	494,900
Ending Fund Balance	\$ 1,948,949	\$ 775,559	\$ 1,304,412	\$ 651,821	\$ (178,216)	\$ (562,446)

Sewer Capital Improvements

Revenue Assumptions

- Proposed increase of 3.0% built into fee structure for
 - FY24–FY29
- Projections
 - FY 25: 20 x 1" = \$65,540
 - FY 26: 15 x 1" = \$50,633
 - FY 27: 15 x 1" = \$52,155
 - FY 28: 10 x 1" = \$35,815
 - FY 29: 10 x 1" = \$36,890

Note: 25% of tap on fees for Sewer System Capital

Sewer System Capital Improvements

	2024	2025	2026	2027	2028	2029
Contractual/Engineering Services	\$ 8,000	\$ 125,000	\$ 15,000	\$ 15,800	\$ 16,600	\$ 17,500
Capital Projects:						
Rebuild 2 LS Pumps	37,000	-	-	-	-	-
Televise, Clean & Reline Sanitary Sewers	-	-	50,000	53,000	56,000	59,000
Lift Station Pumps	25,000	40,000	26,000	28,000	30,000	32,000
Control Box Replacement	-	-	-	10,200	-	-
SCADA Improvements	-	550,000	500,000	-	-	-
Quickview 360 (50% Split with Water)	11,000	-	-	-	-	-
Quickview Zoom Camera	-	20,544	-	-	-	-
HVAC Second System (Building 10)	20,000	-	-	-	-	-
Safety Grating Sludge Tanks	10,800	-	-	-	-	-
Wall Ladder with Safety Cage (Building 17)	12,000	-	-	-	-	-
Capacity Study	-	-	-	-	125,000	-
Total Capital Projects	\$115,800	\$ 610,544	\$ 576,000	\$ 91,200	\$ 211,000	\$ 91,000

Sewer Capital Fund Summary

	2024	2025	2026	2027	2028	2029
Beginning Fund Balance	\$ 1,755,481	\$ 1,831,335	\$ 1,079,644	\$ 550,073	\$ 500,729	\$ 313,951
Revenue:						
Tap-Ons	97,209	65,540	50,633	52,155	35,815	36,890
Interest	102,445	18,313	10,796	5,501	5,007	3,140
Total Available For Spending	1,955,135	1,915,188	1,141,073	607,729	541,551	353,981
Expenditures:						
Contractual	8,000	125,000	15,000	15,800	16,600	17,500
Capital	115,800	610,544	576,000	91,200	211,000	91,000
Other Financing	-	100,000	-	-	-	-
Total Expenditures	123,800	835,544	591,000	107,000	227,600	108,500
Ending Fund Balance	\$1,831,335	\$1,079,644	\$ 550,073	\$ 500,729	\$ 313,951	\$ 245,481

Proposed Tap-On Fees

	Current	FY 25	FY 26	FY 27	FY 28	FY 29
	FY 24					
Residential:						
Water - 75%	\$ 9,545	\$ 9,831	\$ 10,127	\$ 10,431	\$ 10,745	\$ 11,067
Sewer - 25%	3,182	3,277	3,376	3,477	3,582	3,689
Total	\$ 12,726	\$ 13,108	\$ 13,502	\$ 13,908	\$ 14,326	\$ 14,756
Commercial:						
Water Service						
1"	\$ 12,726	\$ 13,108	\$ 13,502	\$ 13,908	\$ 14,326	\$ 14,756
1 1/2"	19,616	20,205	20,812	21,437	22,081	22,744
2"	32,694	33,675	34,686	35,727	36,799	37,903
3"	45,772	47,146	48,561	50,018	51,519	53,065
4"	91,547	94,294	97,123	100,037	103,039	106,131
6"	200,258	206,266	212,454	218,828	225,393	232,155

Propose increase of 3% for FY25 through FY29.

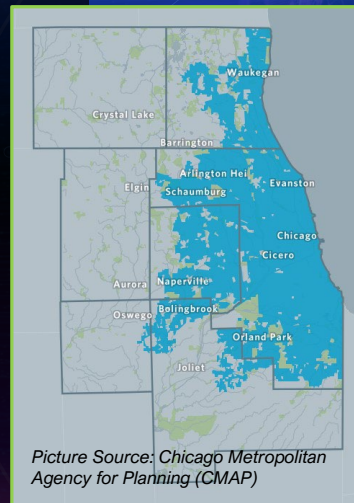
Regional Water System Update – Projected Cost

Municipal Customer	Regional Water System Costs Allocated to Municipal Customers Without Southeast System Customer	Share of Total Project Cost	Regional Water System Costs Allocated to Municipal Customers With Southeast System Customer	Share of First \$10M SE Redundancy Project Cost	Additional Contingency	Share of Total Project Cost With SE Redundancy
Chicago Ridge	0.675%	\$1,934,586	0.576%	\$57,600	\$105,953	\$1,814,400
Palos Hills	5.629%	\$16,133,013	4.804%	\$480,400	\$883,681	\$15,132,600
Palos Park	2.219%	\$6,359,772	1.894%	\$189,400	\$348,396	\$5,966,100
Mokena	7.995%	\$22,914,094	6.823%	\$682,300	\$1,255,070	\$21,492,450
New Lenox	13.679%	\$39,204,740	11.674%	\$1,167,400	\$2,147,397	\$36,773,100
Oak Forest	7.754%	\$22,223,375	6.618%	\$661,800	\$1,217,361	\$20,846,700
Orland Park	26.421%	\$75,723,988	22.549%	\$2,254,900	\$4,147,820	\$71,029,350
Tinley Park	23.923%	\$68,564,587	20.417%	\$2,041,700	\$3,755,645	\$64,313,550
Oak Lawn	11.705%	\$33,547,151	9.989%	\$998,900	\$1,837,446	\$31,465,350
Country Club Hills			3.783%	\$378,300	\$695,871	\$11,916,450
Matteson			8.481%	\$848,100	\$1,560,054	\$26,715,150
Olympia Fields			2.392%	\$239,200	\$440,001	\$7,534,800
Totals	100%	\$286,605,305	100%	\$10,000,000	\$18,394,695	\$315,000,000

22

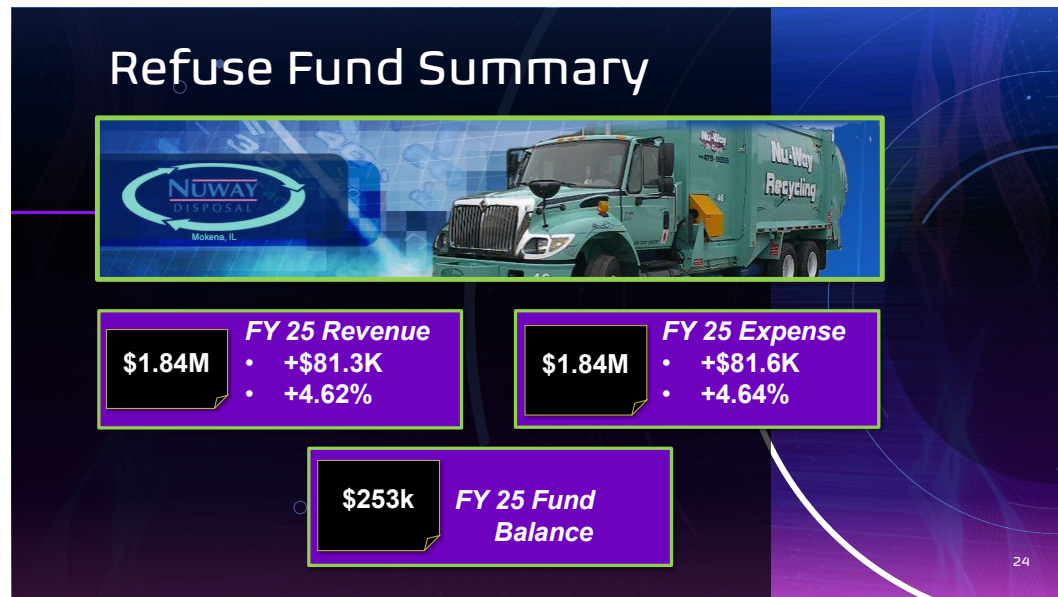
Regional Water System Update

- Oak Lawn Debt True-up of \$569k received in 2/2024
- Transfer of \$650k from Infrastructure Fund starts in FY26
- Transfer of \$597k from Water Operating Fund will continue until FY43
- Sufficient funding to pay Village portion of RWS upgrades (\$315M), unless significant changes occur.



Picture Source: Chicago Metropolitan Agency for Planning (CMAP)

23



- ## Questions for Discussion
- Prepare ordinance for water rate increase of \$0.36 at the June 10th Board meeting?
 - Prepare ordinance for sewer rate increase of \$0.35 at the June 10th Board meeting?
 - Proceed with capital projects as prepared tonight?
 - Proceed with RWS Funding Plan?
- 25

Discussion:

The Board directed Village staff to prepare an ordinance for a water rate increase of \$0.36/1,000 gallons and a sewer rate increase of \$0.35/1,000 gallons for the June 10, 2024 Board meeting. The Board also concurred with the capital projects that were presented and the updated Regional Water System funding plan.

Village Administrator Tomasoski informed the Board there would be a future work session discussing various options for a future funding source for water and sewer capital projects. Village Administrator Tomasoski referenced the deficits in some of the water and sewer five-year capital fund plans as well as highlighting the Board's desire to use any General Fund surplus to be earmarked for a new Village Hall. There was general discussion from Mayor Fleischer and the Board on this topic. The Board directed Village staff to present this topic at a future work session and expressed their desire to have all options evaluated as part of this process.

There being no further business to bring before the Mayor and Village Board of Trustees, Mayor Fleischer adjourned the work session at 9:07 p.m.