

BOARD OF TRUSTEES WORK SESSION
11004 Carpenter Street, Mokena, Illinois 60448
Monday, October 21, 2024

CALL TO ORDER

Mayor Fleischer called the Board of Trustees work session to order at 6:01 p.m.

PLEDGE OF ALLEGIANCE

The Board of Trustees recited the Pledge of Allegiance.

ROLL CALL

The following Trustees were present:

Rob Dauphinais
Melissa Fedora
George J. Metanias
Terence Smith

Absent: Debbie Engler, Terry G. Germany


Also present were the following: Village Clerk Melissa Martini; Village Administrator John Tomasoski; Finance Director Nathan Pasbrig; Village Attorney/Human Resources Director Carl Buck; Community Development Director Brent Cann; and Director of Public Works Dan Peloquin

Regulation of Village Owned Ponds

Village Attorney/Human Resources Director Carl Buck presented the following item:





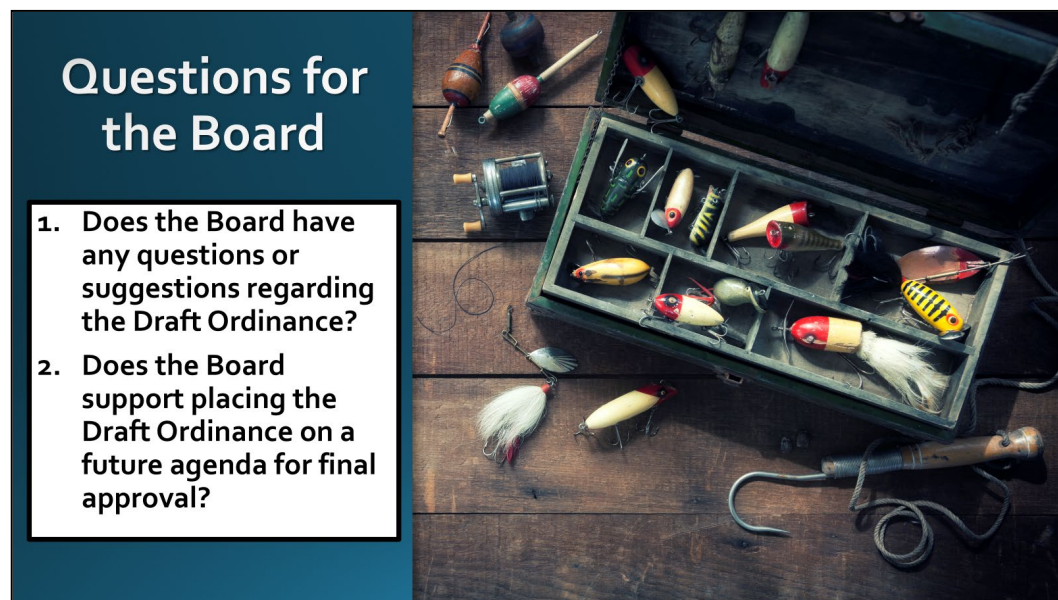


Ordinance: Key Points

- 7-5-1: Designated Access Points
- 7-5-2: State Fishing License Required
- 7-5-3: Rules of Conduct
- 7-5-4: Environmental Management
- 7-5-5: Violation and Penalty

Sample Signs to Designate Areas





1. Does the Board have any questions or suggestions regarding the Draft Ordinance?
2. Does the Board support placing the Draft Ordinance on a future agenda for final approval?

Village Attorney/Human Resources Director Carl Buck detailed the proposed ordinance to allow fishing in Village-owned ponds. This follows the Board's initial review during the September 9, 2024, Work Session, where the concept received preliminary support. Mr. Buck outlined the key provisions of the draft ordinance, which will be included under the Public Ways and Property title of the Village Code. He noted the ordinance's penalty provisions are aligned with Illinois administrative adjudication hearing fines. The key provisions of the ordinance highlighted were:

1. Public Access Points (7-5-1)
 - Designation of public access points marked by signage.
 - Restricted access for non-designated areas, limited to adjacent residents or those with HOA permissions.
 - Prohibition of trespassing on private property adjacent to ponds.
2. State Fishing License Requirement (7-5-2)
 - Mandatory valid Illinois fishing license for all individuals fishing in Village ponds.
 - For minors under 16, a parent or guardian must hold a valid fishing license.
3. Rules of Conduct for Pond Usage (7-5-3)
 - Enforcement of catch-and-release policy.
 - Permitted fishing hours: sunrise to sunset.
 - Restrictions on fishing gear to ensure environmental safety.
 - Prohibitions on swimming, ice fishing, boating, and alcohol consumption.
4. Environmental Management (7-5-4)
 - Regular monitoring of fish populations and water quality in collaboration with local environmental agencies.
 - Implementation of corrective measures if ecosystem imbalances are detected.
5. Violation and Penalty (7-5-5)
 - Violations of any ordinance provisions subject to fines up to \$750.

Discussion

The consensus of the Board supported the ordinance amendment and had no additional comments or suggestions for the ordinance. Staff advised that the ordinance would be placed on a future agenda for Board approval.

2024 Aggregate Tax Levy Discussion

Finance Director Nathan Pasbrig presented the following item:



Next Steps

- **Board Policy Decision**
 - 1. No change in levy**
 - 2. Levy for new growth only**
 - 3. Levy for portion of CPI (2%) & new growth (0.5%)**
 - 4. Levy for portion of CPI (3.40%) & new growth (0.5%)**
- **Announce Levy amount at the October 28th Board Meeting**
- **Adopt Levy at the November 25th Board Meeting**
- **File Levy with County before December 31st**

Property Tax Extension Limitation Law (PTELL)

- Went into effect for the 1991 levy year for non-home rule taxing districts in the collar counties.
- Does not “cap” individual property assessments but it is designed to limit the increase in property tax extensions (total taxes billed) for non-home rule taxing districts.
- Slows the growth of property tax revenues to taxing districts when property values are increasing faster than the rate of inflation.
- The annual tax increase under PTELL is limited to 5% or the rate of the consumer price index (CPI), whichever is less.

Limiting Rate Calculation

1	2	3 = 1 x 2	4 = 1 + 3
2023 (Last Year) Operating Extension	CPI Increase	Increase	2024 (Current Year) Basis Levy Increase
2,179,115	3.40%	74,090	2,253,205
1	2	3 = 1 x 2	4 = 1 + 3
2023 (Last Year) E.A.V.	Estimated Increase	Increase	2024 (Current Year) Basis E.A.V.
1,002,352,644	12.00%	120,282,317	1,122,634,961

2024 Base Levy

2024 Base E.A.V.

2,253,205

1,122,634,961

=

Limiting
Rate Per
\$100 E.A.V.

0.2007

2024 Tax Levy Scenarios

1. No change in levy
2. Levy for new growth only (0.5%)
3. Levy for portion of CPI (2%) and new growth (0.5%)
4. Levy for portion of CPI (3.40%) and new growth (0.5%)

2024 Tax Levy Calculation

Scenarios	Limiting Rate Per \$100 EAV	New Growth		Maximum Levy on New Growth	Levy on Portion of Base CPI (2.0%)	Levy on Portion of Base CPI (3.4%)	Total Increase
(1)	0.2007	@ 0.5%	5,010,493	0	0	0	0
(2)	0.2007	@ 0.5%	5,010,493	10,056	0	0	10,056
(3)	0.2007	@ 0.5%	5,010,493	10,056	43,582	0	53,638
(4)	0.2007	@ 0.5%	5,010,493	10,056	0	74,090	84,146

Scenarios	2023 Aggregated Tax Levy	Proposed Aggregated 2024 Levy Increase		2024 Proposed Aggrregated Levy	% Change	Est. Rate
(1)	2,179,115	No Change		-	2,179,115	0.0%
(2)	2,179,115	New Growth Only		10,056	2,189,171	0.5%
(3)	2,179,115	Portion of CPI (2%) & New Growth		53,638	2,232,753	2.5%
(4)	2,179,115	Portion of CPI (3.4%) & New Growth		84,146	2,263,261	3.9%

2024 Base E.A.V. (12% Increase)

2024 Estimated New Growth

2024 Estimated Total E.A.V.

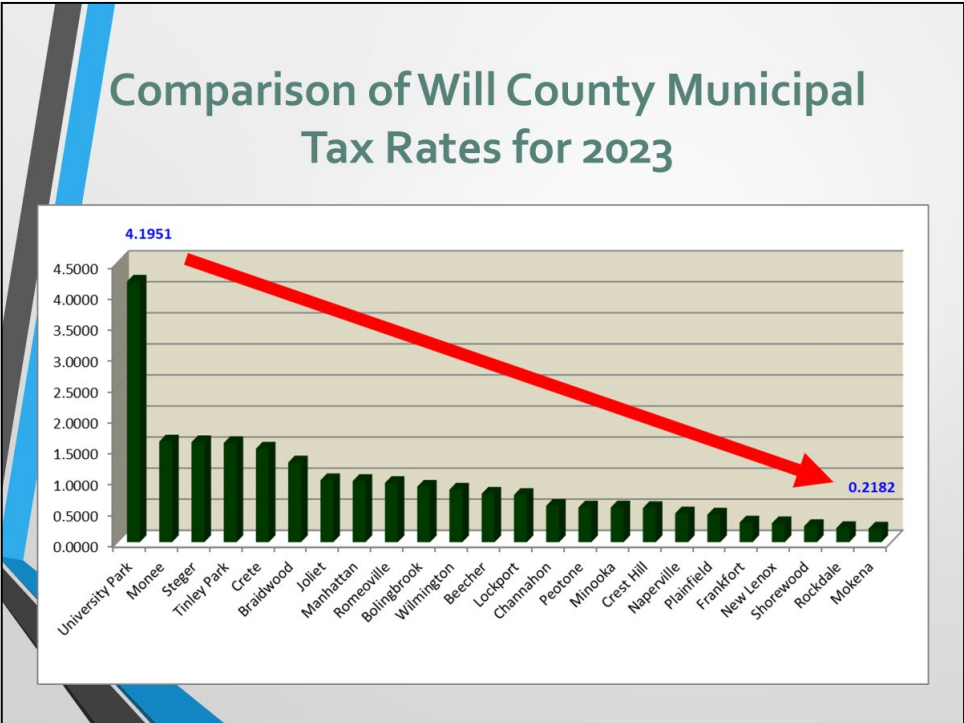
1,122,634,961

5,010,493

1,127,645,454

2024 TAX LEVY BREAKDOWN OPTIONS 1, 2, 3, 4					
	Actual 2023	Scenario 1 2024	Scenario 2 2024	Scenario 3 2024	Scenario 4 2024
Corporate (General)	\$ 180,423	\$ 29,492	\$ 39,549	\$ 83,131	\$ 113,640
Police Protection	4,009	3,600	3,600	3,600	3,600
Audit	11,026	12,000	12,000	12,000	12,000
Crossing Guard	20,047	30,000	30,000	30,000	30,000
I.M.R.F.	366,861	366,555	366,555	366,555	366,555
Police Pension	1,037,435	1,157,938	1,157,938	1,157,938	1,157,938
Social Security	455,068	469,138	469,138	469,138	469,138
Medicare	104,245	110,391	110,391	110,391	110,391
Extended Levy	\$ 2,179,114	\$ 2,179,114	\$ 2,189,171	\$ 2,232,753	\$ 2,263,262
Prior Year Adjustment	8,019	-	-	-	-
G.O. Bonds	-	-	-	-	-
Total Levy	\$ 2,187,133	\$ 2,179,114	\$ 2,189,171	\$ 2,232,753	\$ 2,263,262
(Divided By) Assessed Valuation	1,002,352,644	1,127,645,454	1,127,645,454	1,127,645,454	1,127,645,454
Tax Rate Per \$100/EAV	0.2182	0.1932	0.1941	0.1980	0.2007

WHAT'S THE IMPACT ON AN AVERAGE HOMEOWNER?					
Scenarios	2023	2024 No Change (1)	2024 New Growth Only (2)	2024 2% CPI & New Growth (3)	2024 3.4% CPI & New Growth (4)
Market Value	\$ 400,000	\$ 448,000	\$ 448,000	\$ 448,000	\$ 448,000
E.A.V.	\$ 133,333	\$ 149,333	\$ 149,333	\$ 149,333	\$ 149,333
Rate	0.2182	0.1932	0.1941	0.1980	0.2007
Tax	290.93	288.51	289.86	295.68	299.71
Anticipated Change		(\$2.39) +/-	(\$0.99) +/-	\$4.75 +/-	\$8.81 +/-



- ### Next Steps
- **Board Policy Decision**
 1. No change in levy
 2. Levy for new growth only
 3. Levy for portion of CPI (2%) & new growth (0.5%)
 4. Levy for portion of CPI (3.40%) & new growth (0.5%)
 - **Announce Levy amount at the October 14th Board Meeting**
 - **Adopt Levy at the November 11th Board Meeting**
 - **File Levy with County before December 31st**

Discussion:

Finance Director Pasbrig stated the 2024 tax levy was scheduled to be announced at the October 14th Board meeting but was tabled because of additional questions. The tax levy was brought back to work session to verify all questions were properly answered. Finance Director Pasbrig asked if the Board would like to go through the entire presentation or open the floor to discussion. The board agreed the presentation wasn't necessary and to open it up for discussion.

Trustee Fedora started with saying she was originally for Scenario 4 which is an increase of CPI of 3.4% plus new growth. She met with Finance Director Pasbrig and after going through various questions, she changed her mind to go with Scenario 3 which is an increase of 2% CPI and new growth.

Trustee Metanias is still in favor of scenario 3.

Trustee Dauphinais was in favor of scenario 4. He asked if sales tax is decreasing. Village Administrator Tomasoski indicated that through the first 3 months of FY25, the sales tax is flat compared to this time.

Trustee Engler was absent, but Village Administrator Tomasoski had a phone call with her and Trustee Engler was in favor of scenario 4.

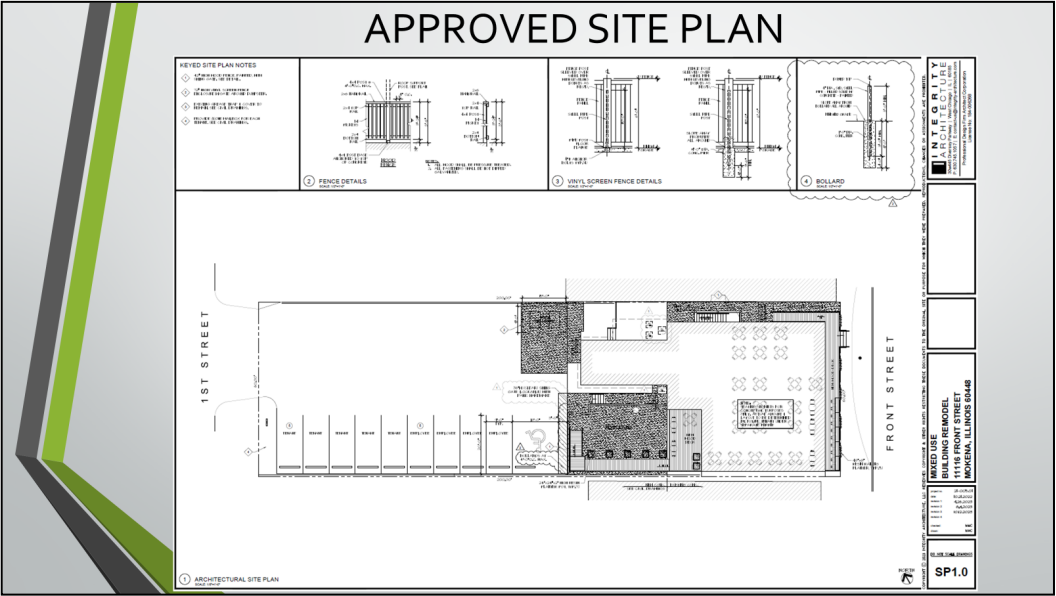
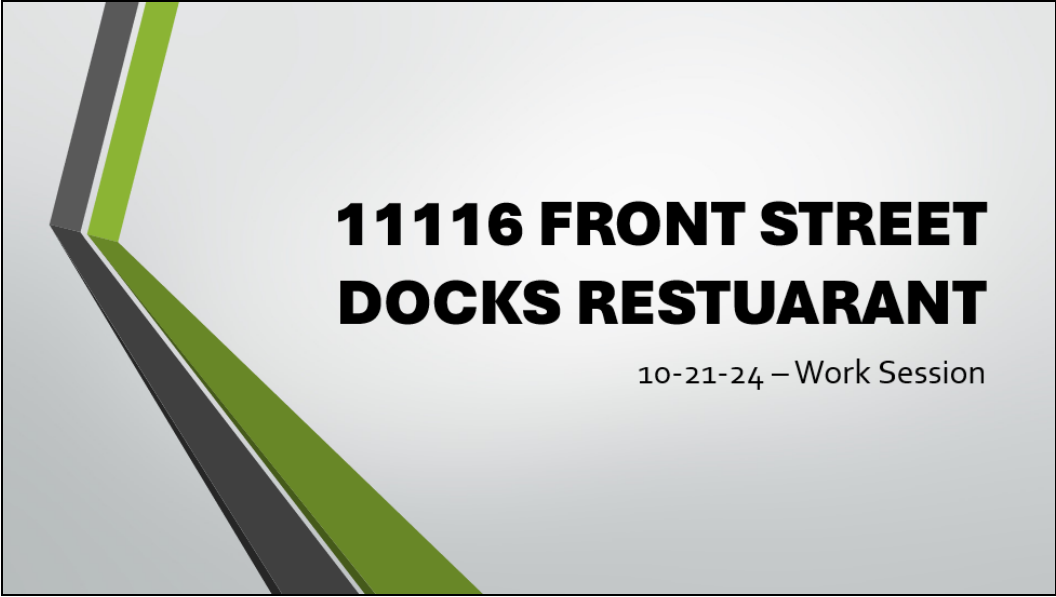
Trustee Germany was absent. Village Administrator Tomasoski and Finance Director Pasbrig will call Trustee Germany to confirm his opinion.

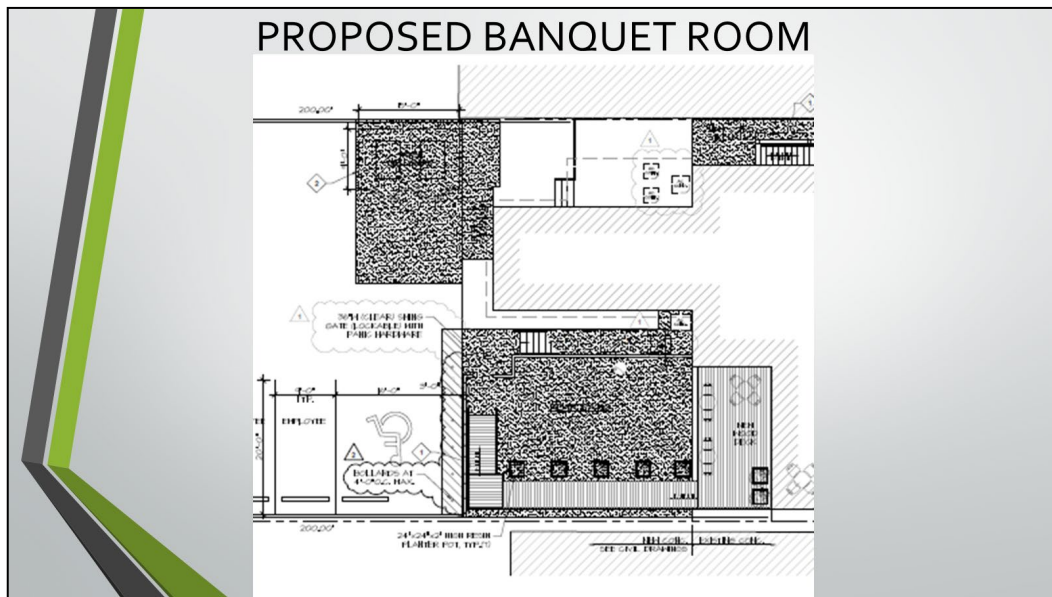
Mayor Fleischer was fine with scenario 3 and if there was a tie, he would vote for scenario 3.

Trustee Metanias indicated that Mokena continues to have the lowest sales tax rate in the surrounding areas. Mokena’s sales tax rate is 7.5% and the closest is Frankfort at 8%. Trustee Metanias asked that since the Village didn’t pay off the Police Station Note payable, could we use the interest earnings to help offset the property tax increase? Village Administrator Tomasoski indicated that the additional earnings from the interest will help the general fund surplus. Trustee Fedora asked that if having a large general fund surplus, why would we want to go the maximum tax levy amount. Village Administrator Tomasoski indicated that since he started, the General Fund surplus has been used to help the water/sewer operating funds and fund other various capital projects. The general fund surplus will assist with the cost of a new Village Hall. Without the surplus, the Village may have to take out a loan to fund Village Hall and then raise rates at that time to pay off the note payable. It is better for the Village to slowing increase rates vs a large increase in a single year.

Staff Reports

Community Development Director Brent Cann presented the following item:





Community Development Director Brent Cann advised the Board that recently the owner of 11116 Front Street (Gino Picciola) and the Dock restaurant indicated that they wanted to alter the building plan to enclose the outside patio. The purpose of enclosing the outside patio was to provide a space that could be rented out for small parties including baby showers and other events. Staff indicated that enclosing that space caused a parking spot deficiency of 7 spots. Currently, the development provides 10 spots, but 17 spots would be required with this enclosed space. Staff advised that a variance would be necessary to permit the relief required as 7 additional spots were not possible on the site. Given its location on Front Street and other available parking, a variance was the best option. The consensus of the Board was to support this request and process. Community Development Director Cann explained that this would then proceed through the Zoning Board of Appeals and not require any further review by the Board.

Village Administrator John Tomasoski advised the Mayor and Board that he, along with Chief of Police Brian Benton, met with Mokena Fire Chief Joe Cirelli and Mokena Park District Director Greg Vitale to review this year's July 3rd event and plan for next year's event. Listed below are some of the key points for July 3, 2025:

- Additional porta-johns
- Fire District station at the event for quicker responses, if necessary
- Additional food trucks
- Park District is exploring ideas to implement more attractions for the youth of our community at the beginning of the event

After a long discussion focused on safety at the event, this group does not recommend allowing alcohol at future events. The Mayor and Board concurred with this recommendation.

Mayor Fleischer advised the Board that he, along with Village Administrator Tomasoski and Deputy Police Chief Randall Stumpf, met with representatives from Frankfort Township and the Village of Frankfort to discuss a jointly funded animal control program. Mayor Fleischer asked the Board if they were interested in pursuing this idea. The Board expressed interest and asked for more details of how it would work and annual costs before any sort of formal commitment.

EXECUTIVE SESSION

Trustee Metanias made a motion to enter executive session at 7:12 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 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). Trustee Fedora seconded.

AYES: (3) Dauphinais, Fedora, Metanias, Smith

NAYS: (0)

Absent: (2) Engler, Germany

Motion carried

October 21, 2024

Work Session

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RECONVENE WORK SESSION

Trustee Metanias made a motion to adjourn the executive session and reconvene the work session at 7:37 p.m. Trustee Fedora seconded.

AYES: (3) Dauphinais, Fedora, Metanias, Smith

NAYS: (0)

Absent: (2) Engler, Germany

Motion carried

There being no further business to bring before the Mayor and Board of Trustees, Mayor Fleischer adjourned the work session at 7:37 p.m.