

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

Session #005

March 10, 2025

**CALL TO ORDER**

Mayor Fleischer called the regular session of the Board of Trustees to order at 6:47 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  
James D. Roberts

Also present were the following: Village Clerk Melissa Martini; Village Administrator John Tomasoski; Village Attorney/Human Resources Director Carl Buck; Chief of Police Brian Benton; Public Works Director Dan Peloquin; Community Development Director Brent Cann; and Management Analyst Ashley Pala

**EXECUTIVE SESSION**

Trustee Engler made a motion to enter executive session at 6:48 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 Metanias seconded.

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

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 6:57 p.m. Trustee Metanias seconded.

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

NAYS: (0)

Absent: (0)

Motion carried

Mayor Fleischer stated that an executive session was held at the beginning of the night's meeting.

**DISCOVER MOKENA**

Mr. Brian Leonard Sr. presented information about business BVL Boxing Solutions, located at 9620 Willow Lane.

Mayor Fleischer and Trustee Engler highlighted their attendance at a recent training session at BVL Boxing Solutions and offered their appreciation towards the business.

Clerk Martini presented the Community Calendar.

## **PUBLIC COMMENTS**

Mrs. Jean Bingham, on behalf of the Whisper Creek North Homeowners Association, requested assistance from the Village regarding Lot 6, 18930 Delray Ct. A building permit was requested in March of 2023 and the residence is currently nowhere near completion. Mrs. Bingham stated the Homeowners Association and residents have contacted the Village during this time to report hazardous construction and code enforcement violations. Mrs. Bingham asked what the Village will do to get the builder/owner in compliance with Village ordinances and building codes, when completion of the residence is expected, and if there are consequences if the builder/owner of the property does not comply with Village ordinances.

Community Development Director Brent Cann stated the building permit was issued in October 22, 2023 and work completed prior to that date was done without a building permit from the Village. He stated the initial permit expired on October 22, 2024, and the Village issued a six-month extension, which expires April 23, 2025. Village staff visited the property earlier in the day to obtain pictures. A 14-day notice was issued regarding debris, spray paint, silt fence, and overall look of the site. A citation will be issued after the 14-day notice expires if the builder/owner is not in compliance.

Community Development Director Cann stated that he will meet and follow up with the Whisper Creek North Homeowners Association and residents to determine the best course of action after the six-month extension expires on April 23, 2025.

Mrs. Bingham discussed a container on the property that was permitted to store building materials and tools until a more secure structure was built. She stated the container received a separate permit from the Village and is still on the property after the structure has been up for over six months.

Community Development Director Cann thanked Mrs. Bingham for the additional information.

Mayor Fleischer stated that the development in question began before Community Development Director Cann began his employment with the Village.

Community Development Director Cann thanked the residents of Whisper Creek North and apologized for the nuisance in their neighborhood. He assured them that he and Village staff will assist in providing a resolution to their concerns.

Trustee Metanias asked Community Development Director Cann what the cost of a citation is.

Community Development Director Cann answered that a citation can cost up to \$750 per day after an initial adjudication hearing if the violator is not in compliance.

Mayor Fleischer asked how long an occurrence like this can go on in order for the residents to get a resolution to their concerns.

Village Attorney/Human Resources Director Carl Buck answered that the length of time is dependent on the outcome of the adjudication process. He stated the Village will continue to follow and enforce the proper codes.

Trustee Metanias asked if there were subcontractors working on this project.

Mrs. Bingham answered the paperwork shows "To Be Determined".

Trustee Engler thanked the residents and representatives of the Whisper Creek North Homeowners Association for bringing their concerns to the Village Board in a respectful manner and stated they will work hard to provide a resolution.

Residents from Whisper Creek North commented on the various nuisances they have endured by the builder throughout the duration of the project.

Mayor Fleischer assured the residents of Whisper Creek North that the Village will do everything they can to resolve their concerns.

Trustee Metanias stated to Community Development Director Cann that the Village can go after the builder if they did not use licensed contractors.

Mrs. Bingham asked if the foundation was poured without a permit, does that mean it did not receive an inspection.

Village Attorney/Human Resources Director Buck stated Assistant Community Development Director Krzysztof Kociolek worked with the builder to go through a review process to resolve issues related to insulation and foundation. The Village continues to follow up with the builder to ensure compliance.

Community Development Director Cann stated that the Village did communicate with the builder today and are looking to set up a meeting to address concerns and expectations. He said he will contact the Whisper Creek North Homeowners Association after he has more information to provide.

Mrs. Bingham requested communication in writing to the Whisper Creek North Homeowners Association for documentation in the event they need to hire an attorney in the future.

Mayor Fleischer thanked residents of Whisper Creek North and assured them the Village will work to address their concerns.

Mr. Jim Schlegel stated he is a graduate of the Citizen's Police Academy and encouraged more community participation.

Mayor Fleischer discussed the different police exercises individuals participate in at the Citizen's Police Academy. He recommended the training and stated that those who attend will have a better understanding of what police officers go through.

## **CONSENT AGENDA**

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

- a) Motion to conditionally approve the Our Fallen Hero Foundation in Memory of PFC Aaron Toppen's 12<sup>th</sup> Annual Our Fallen Hero 5K on Saturday, September 20, 2025, and to authorize the use of municipal/Village resources for event coordination, contingent upon staff's confirmation and approval of the applicant's final application materials.
- b) Motion to conditionally approve the Mokena Baseball and Softball Association's annual parade and picnic on Sunday, June 1, 2025, and to authorize the use of municipal/Village resources for event coordination, contingent upon staff's confirmation and approval of the applicant's final application materials.
- c) Motion to approve Resolution 2025-R-002 appointing Village Attorney/Human Resources Director Carl Buck as the Village of Mokena's Authorized Agent for the Illinois Municipal Retirement Fund and to authorize the Village Clerk to execute the necessary documentation to effectuate this appointment.
- d) Motion to approve the minutes from the February 24, 2025 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 March 6, 2025 Request for Board Action prepared by the Village Administrator. Trustee Metanias seconded.

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

NAYS: (0)

Absent: (0)

Motion carried

## **FINANCE REPORT/ACCOUNTS PAYABLE**

Village Administrator John Tomaszoski presented the accounts payable list for March totaling \$1,368,481.13. He highlighted the following invoices to be paid:

- \$131,259.00 to Rush Truck Center of IL for purchase of 2023 International 4x4 Dump Truck

Trustee Engler made a motion to approve the monthly accounts payable in the amount of \$1,368,481.13. Trustee Metanias seconded.

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

#### **APPOINTMENTS/PROCLAMATIONS/PRESENTATIONS**

##### **Appointment of Alejandro Lagunas to Maintenance I Worker Position**

Public Works Director Dan Peloquin stated the Village currently has a job posting for the position of Maintenance I in the Streets and Grounds Division. Based on the interview results, as well as a review of training, work experience, and references, it was determined that Mr. Alejandro Lagunas is well-qualified to fill the position.

Public Works Director Peloquin reviewed Mr. Lagunas' educational and professional background and further recommended the Board approve the appointment of Alejandro Lagunas to the position of Maintenance I in the Streets and Grounds Division of the Public Works Department.

Trustee Engler made a motion to approve the appointment of Alejandro Lagunas to the position of Maintenance I in the Streets and Grounds Division at the starting step for that position pursuant to the Collective Bargaining Agreement between the Village of Mokena and the International Union of Operating Engineers, Local 150, Public Employees Division, July 1, 2022-June 30, 2026. Trustee Metanias seconded.

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

Mr. Lagunas thanked the Village Board for the opportunity.

##### **Appointment of Christopher Trudeau to Maintenance I Worker Position**

Public Works Director Dan Peloquin stated the Village currently has a job posting for the position of Maintenance I in the Streets and Grounds Division. Based on the interview results, as well as a review of training, work experience, and references, it was determined that Mr. Christopher Trudeau is well-qualified to fill the position.

Public Works Director Peloquin reviewed Mr. Trudeau's educational and professional background and further recommended the Board approve the appointment of Christopher Trudeau to the position of Maintenance I in the Streets and Grounds Division of the Public Works Department.

Trustee Engler made a motion to approve the appointment of Christopher Trudeau to the position of Maintenance I in the Streets and Grounds Division at the starting step for that position pursuant to the Collective Bargaining Agreement between the Village of Mokena and the International Union of Operating Engineers, Local 150, Public Employees Division, July 1, 2022-June 30, 2026. Trustee Metanias seconded.

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

Mr. Trudeau thanked the Village Board for the opportunity.

#### **PRE-SCHEDULED PROPOSALS / PRESENTATIONS AND VISITORS**

N/A

#### **PUBLIC HEARINGS**

N/A



OLD BUSINESS

Geothermal Investment Tax Credit

Chief of Police Brian Benton presented the following item:

# GEOTHERMAL TAX CREDIT

Inflation Reduction Act – Tax Services  
Alliant Group

## WHAT & HOW: GEOTHERMAL HVAC SYSTEMS

**Winter heating**

**Summer cooling**

**How Geothermal Loop Systems Work**

Heat distributed through school

Pump Station

300 feet deep

Water in pipes is warmed by the ground, which is 50° Fahrenheit year around.

Cool water goes back into the ground to be rewarmed

## GEOTHERMAL MECHANICALS

- Investment Tax Credit is a percentage ranging from 6%- 50% of total investment.
- Estimated tax credit to the Village: \$100,000 - \$125,000
- Alliant Group fixed fee: \$15,000
  - Only paid if Village qualifies and recommends (us) a tax credit.

Chief Benton stated the Board previously reviewed this item at its February 24, 2025 work session. In October of 2024, Studio GC requested the Village's assistance in completing an application for a tax benefit through a federal program created under the Inflation Reduction Act (IRA). The benefit sought by Studio GC is called the Energy-Efficient Commercial Building Deduction (179D).

Chief Benton stated that to process the application for the tax benefit under this act, Studio GC retained a company called Alliant Group. Alliant Group reportedly works with them on several of their construction projects which use renewable energy technologies such as our geothermal heating and cooling system. Alliant Group advised that they specialize in understanding the unique incentives within the Inflation Reduction Act such as the Investment Tax Credit and that for the past two decades, have established themselves as the nation's leading tax consultancy. They reported that they have provided over \$16 billion in tax incentives to thousands of businesses, non-profits and government entities.

Chief Benton informed the Board that while working with staff from Alliant Group to accommodate the application process for Studio GC, we were notified that the Village may also qualify for a tax incentive known as the Advanced Energy Project Investment Tax Credit (IRC Section 48) because of our investment in the geothermal system. Alliant Group staff advised that tax-exempt organizations, such as the Village, are eligible for rewards for investing in renewable energy technologies. They advised that the investment tax credit (ITC), is a percentage ranging from 6%-50% of the total investment made in the eligible energy property. In our case, this would include the ground source heat pumps and geothermal wells that we installed which could equate to approximately 30%-40% of the qualified energy property cost. According to the Alliant Group representative, this is estimated to be approximately \$100,000 to \$125,000. The Alliant Group representative advised that tax-exempt entities register for "Elective Pay" by filing a 990T with the Internal Revenue Service.

Chief Benton stated Alliant Group has offered to assist the Village with planning and submissions related to the Energy Tax Credit in return for a fixed fee of \$15,000.00. Their proposal identifies three phases that they will assist in. These phases include the initial project assessment where the determination would be made whether we qualify or not, the energy project analysis and application and then the reporting and compliance phase. Under phase three, Alliant Group advised that they would prepare the final report and will also include compliance services for a period of five (5) years after the credits are received to ensure the energy credits are maintained.

Chief Benton further recommended that the Board enter into an agreement with Alliant Group for tax credit services as previously stated.

Trustee Engler made a motion to approve an agreement with Alliant Group, on the terms and conditions therein contained, relating to the application of tax credit incentives and to authorize the Village President and Village Clerk to execute the same. Trustee Metanias seconded.

Trustee Roberts asked if there were any studies regarding the long-term costs of running the pumps versus traditional heating and if there will be any savings in the long term.



Chief Benton stated that after discussions with Studio GC, it was stated the long-term cost savings will be beneficial to the Village.

Trustee Roberts stated he had seen this type of tax credit on a lower scale (residential) and the return wasn't as promised.

Chief Benton stated the Police Department was unsure if they would qualify for a tax credit and are taking advantage of the available opportunity.

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

NAYS: (0)

Absent: (0)

Motion carried

## **NEW BUSINESS**

### **La Porte Road Resurfacing Project: Phase 1 Design Engineering**

Public Works Director Dan Peloquin staff provided an update on grant application efforts for the La Porte Road resurfacing project at the January 13, 2025 work session. This project, extending from Front Street (Metra tracks) to US Route 45 (La Grange Road), has been submitted to the Will County Transportation Committee (WCTC) for potential grant funding. The WCTC is responsible for programming regional transportation grant funds. A Professional Engineering Services Agreement with Christopher B. Burke Engineering Ltd. (CBBEL) is proposed for Phase 1 design engineering. CBBEL, which previously provided similar services for the 191st Street resurfacing grant project, also facilitated the initial grant application for La Porte Road.

Public Works Director Peloquin stated Phase 1 design engineering is the preliminary engineering work required for submission and approval by the Illinois Department of Transportation (IDOT) to advance in the grant process. The subsequent Phase 2 design will involve detailed engineering, positioning the Village for construction grant funding. The project's scope, as outlined in the IDOT agreement, includes:

- Hot-mix asphalt (HMA) surface removal
- Pavement patching
- New HMA surface and binder courses
- Driveway removals and replacements (R&R)
- Sidewalk R&R
- Curb and gutter R&R
- Parkway restoration

Public Works Director Peloquin stated the funding for Phase 1 engineering will come from the Village's Motor Fuel Tax (MFT) funds. The total contract cost for Phase 1 services is \$100,000, as stipulated in the agreement. An IDOT Resolution for Improvement (BLR 09110) formalizes the Village's commitment to funding the Phase 1 engineering services using MFT funds. Additionally, grant funds have been awarded to cover up to 80% of Phase 2 detailed design engineering costs. The Phase 2 engineering firm selection will follow an IDOT-mandated Request for Qualifications (RFQ) process upon Phase 1 completion. It is important to note that due to the parameters of the grant funding, this project is classified under resurfacing. As such, new infrastructure additions (e.g., new sidewalks or landscaped medians) are not eligible under the current funding category. Expanding the project scope beyond the approved resurfacing elements could require reclassification and delay funding eligibility.

Public Works Director Peloquin stated Phase 3 construction engineering and the actual improvements, currently estimated at over \$4,000,000, were not awarded formal grant funding in this cycle. However, staff will continue to secure future grant funding, with the project scheduled for Fiscal Year 2030.

Trustee Engler made a motion to authorize a Professional Engineering Services Agreement in an amount not to exceed \$100,000.00, between the Village of Mokena and Christopher B. Burke Engineering, Ltd., for Phase 1 design engineering services for the La Porte Road Resurfacing Project and to authorize the Village President and Village Clerk to execute same. Trustee Metanias seconded.

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

#### **VILLAGE ADMINISTRATOR'S COMMENTS**

Community Development Director Brent Cann announced new businesses for March 2025.

Village Administrator John Tomasoski recognized Streets/Buildings and Grounds Superintendent Rob Skolds for his retirement after over 27 years of service with the Village. He also recognized Village Attorney/Human Resources Director Carl Buck for his induction into the Joliet Catholic Academy's Hall of Champions on February 27, 2025.

#### **TRUSTEES' COMMENTS**

Trustee Roberts passed on the opportunity to make comments.

Trustee Fedora congratulated Rob Skolds on his retirement. She announced that 4<sup>th</sup> of July Parade applications are now available on the Chamber of Commerce website at [www.mokena.com](http://www.mokena.com) and encouraged participation in the event.

Trustee Metanias congratulated Rob Skolds on his retirement. He asked residents to be cautious while driving now that the weather is starting to break, and kids are enjoying the outdoors.

Trustee Engler announced the Village will be recognizing Seth Mendoza and Liam Kelly for winning State Championship Titles for the Mt. Carmel High School wrestling team. She congratulated Rob Skolds on his retirement. Trustee Engler reminded the public that the Village's Clean Up Day will be held on Saturday, August 12, 2025.

Trustee Dauphinais congratulated Rob Skolds on his retirement. He congratulated newly appointed employees Alejandro Lagunas and Christopher Trudeau.

Trustee Germany echoed previous Trustee comments and congratulated Village Attorney/Human Resources Director Carl Buck on his induction into the Joliet Catholic Academy's Hall of Champions. He asked residents to be cautious while driving now that the weather is starting to break, and kids are enjoying the outdoors.

#### **CLERK'S COMMENTS**

Clerk Martini passed on the opportunity to make comments.

#### **MAYOR'S COMMENTS**

Mayor Fleischer passed on the opportunity to make comments and asked Trustee Roberts to provide more information on the vehicle he drove to the night's Board meeting.

Trustee Roberts stated that in remembrance of former Mayor Joe Werner and through his volunteer efforts with the Veterans Garage, he drives a donated military vehicle to various events. He encouraged the community to visit the Veterans Garage in Manteno.

#### **ADJOURNMENT**

Trustee Engler made a motion to adjourn the regular session at 7:52 p.m. and enter into the scheduled work session. Trustee Metanias seconded.


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



Respectfully submitted,

  
Frank A. Fleischer, Village President

ATTEST:

  
Melissa Martini, Village Clerk