



MINUTES OF THE COMMITTEE OF THE WHOLE MEETING
OCTOBER 4, 2021

CALL TO ORDER

Mayor Keith Ogle called the Committee of the Whole meeting to order at 6:00 P.M. on Monday, October 4, 2021, at the Village Administration Building, 432 W. Nebraska Street, Frankfort, Illinois.

ROLL CALL

Clerk Schubert called the roll. In attendance were Mayor Keith Ogle, Clerk Katie Schubert, Trustees Adam Borrelli, Margaret Farina, Michael Leddin, Jessica Petrow, Dan Rossi, and Gene Savaria. Staff in attendance were Village Administrator Rob Piscia, Police Chief Leanne Chelepis, Deputy Clerk Theresa Cork, Supt. Terry Kestel, Director of Community and Economic Development Mike Schwarz, Utilities Director Zach Brown, and Building Director Adam Nielsen.

APPROVAL OF MINUTES (SEPTEMBER 20, 2021)

Trustee Savaria made a motion (#1), seconded by Trustee Farina, to approve the minutes of the Committee of the Whole meeting of September 20, 2021. A voice vote was taken. All were in favor. The motion carried.

Trustee Borrelli arrived at 6:02, following the approval of the minutes.

PARKING LOT RESURFACING PROJECT: 524 CENTER ROAD – BID CONSIDERATION

Director Brown reported the Village purchased the building located at 524 Center Road in August of 2010. The building serves as maintenance shop for the Utilities Department as well as the mechanics garage for the Village's fleet. He stated the parking lot and drive aisle of the facility experience daily truck traffic and as a result have deteriorated to the point where resurfacing and full depth pavement patching are required. Staff developed specifications and solicited competitive bids from qualified contractors for the project. The Village received bids from eight contractors for the resurfacing work and Advantage Paving Solutions submitted the low bid in the amount of \$41,495.00. Director Brown noted the cost for this project is included in the FY 2021/2022 budget.

Trustee Farina made a motion (#2), seconded by Trustee Savaria, to forward a recommendation to the Village Board to accept the low bid and enter into an agreement with Advantage Paving Solutions, Inc. of Joliet, Illinois, in the amount of \$41,495.00 for the resurfacing of the parking lot located at 524 Center Road. The motion was unanimously approved.

T3IP NEW CONSTRUCTION GRANTS

A. McWeb Packaging Corporation – 22815 S. Citation Road

Director Nielsen provided an overview of a request from Steve Weber of McWeb Packaging Corporation for a new construction grant under the Village's Target Industry and Industrial Incentive Program (T3IP). He reported McWeb Packaging is in the process of constructing a new 15,783 square foot industrial building at 22815 S. Citation Road within the Fey & Graefen Industrial Park. The applicant requests a new construction grant under the Village's T3IP in the amount of one dollar (\$1) per square foot of the new building area.

Trustee Farina made a motion (#3), seconded by Trustee Borrelli, to forward a recommendation to the Village Board authorizing the approval of a Target Industry and Industrial Incentive Program grant in the amount of \$15,783.00 to McWeb Holdings, LLC for construction of a new 15,783 square foot building at 22815 S. Citation Road. The motion was unanimously approved.

B. Tricon Properties, LLC – 9194 Gulfstream Road

Director Nielsen provided an overview of a request from Tricon Properties, LLC for a new construction grant under the Village's Target Industry and Industrial Incentive Program (T3IP). He reported Tricon Properties is in the process of constructing a new 10,097 square foot industrial building at 9194 Gulfstream Road within the Fey & Graefen Industrial Park. The applicant requests a new construction grant under the Village's T3IP in the amount of one dollar (\$1) per square foot of the new building area.

Members briefly discussed T3IP criteria for the construction of a new building measuring a minimum of 10,000 square feet and available funding for the program.

Following presentation and brief discussion, Trustee Petrow made a motion (#4), seconded by Trustee Rossi, to forward a recommendation to the Village Board authorizing the approval of a Target Industry and Industrial Incentive Program grant in the amount of \$10,097.00 to Tricon Properties, LLC for construction of a new 10,097 square foot building at 9194 Gulfstream Road. The motion was unanimously approved.

POLICE AND FIRE COMMISSION RULES & REGULATIONS UPDATES

Chief Chelepis shared with the committee a proposed update to the Village of Frankfort Rules and Regulations for the Fire and Police Commission. She reported the updated change is to require a P.O.W.E.R. (Peace Officer Wellness Evaluation Report) card from an accredited testing facility within one year of the written police test. She stated the P.O.W.E.R. test is a requirement of the police academy and noted this requirement will assist in ensuring candidates meet the physical fitness requirements to become an officer.

Following presentation, members thanked Chief Chelepis for the update.

ST. FRANCIS ROAD ENGINEERING

Supt. Kestel reported the Village has been awarded federal funds in the amount of \$824,520 Federal Share plus \$206,130 Local Match through the Will County Governmental League (WCGL) as part of their Local Surface Transportation Program (STP) for Federal Fiscal Year 2021-2025, to rehabilitate the pavement along St. Francis Road from LaGrange Road to 88th Avenue. He noted the project is currently scheduled for FY 2024; however it may be possible to move the project up two years as part of the COVID/CRRSAA funding through WCGL. He stated Robinson Engineering would make this request on behalf of the Village and if granted the Design Engineering Services would need to begin late Fall/early Winter. Supt. Kestel reported the fee for Design Engineering Services is \$71,000 and this expenditure is not included in the 2021/2022 Capital Budget. Supt. Kestel requested committee direction regarding the request to be move this project to FY 2022.

Committee members discussed the project and felt it was in the best interests of the Village and its residents for Robinson Engineering to request the WCGL move this project to FY 2022.

OTHER BUSINESS

- *Clean Energy Bill*

Trustee Farina read a few key provisions of the clean energy bill signed into law by Governor Pritzker.

- *Reapportionment Map*

Mayor Ogle shared that he hand-delivered a letter earlier today to the Will County Board asking that the members reject the Will County Executive's 11x2 District Reapportionment Map and vote to adopt the 13x2 District Map at their hearing scheduled for this evening.

- *Rezoning of Borg Warner Property*

Trustee Borrelli asked if there were any updates regarding the potential rezoning of the Borg Warner property. Director Schwarz reported a Plan Commission/Zoning Board of Appeals Public Hearing is scheduled for Thursday, October 14, regarding the matter.

- *Self-Evaluation Services*

Trustee Petrow commented on the specially-designed session tracks at the 2021 IML Annual Conference and the self-evaluation services offered to IML members. The Village Board supported tapping into this resource and asked staff to reach out to IML with some dates to conduct the session.

- *CED's 2021 Local & Regional Economic Development Training*

Members commented on the recent Economic Development Training for local elected and appointed officials presented by the Will County Center for Economic Development (CED). Members also commented on seeking services of a firm to help develop a unified vision for the downtown district

and other commercial corridors that would incorporate the findings of the Village's Comprehensive Plan. Staff was asked to look at notable projects for festival/shared streets by various design firms and to report at a future meeting.

- *Laraway Road Project*

Trustee Borrelli asked staff if there were any updates regarding the planning for the Laraway Road project by Will County Division of Transportation (WCDOT). Administrator Piscia reported there were no updates at this time and stated that staff would continue to follow-up with Will County representatives.

- *Utilities System Serving Timber Ridge*

Administrator Piscia reported the Village anticipates receiving a formal offer regarding the transfer of ownership and operation of the part of the Village's utilities system serving Timber Ridge in Cook County. He noted the process will likely take several months.

PUBLIC COMMENTS

There were no comments from the public.

ADJOURNMENT

Hearing no further business, Trustee Farina made a motion (#5), seconded by Trustee Savaria. to adjourn the Committee of the Whole meeting of Monday, October 4, 2021. A voice vote was taken. All were in favor. The motion carried. The meeting adjourned at 6:37 P.M.