

MAYOR AND BOARD OF TRUSTEES
THE VILLAGE OF McCOOK
Cook County, Illinois
October 20, 2025
6:00 P.M.

The meeting of Monday, October 20, 2025 was called to order at 6:03 p.m.

Clerk Lyons called the roll. On roll call the following Trustees were present to wit:

Trustees: Padilla, Bubash, Jr., Perrin, Mandekich, Cernetig, Russell

Absent:

Also present: Terrance Carr, Mayor
Kenneth E. Lyons Jr., Clerk
Renee Botica, Deputy Clerk
Jill Yuretich, Treasurer
Jeremy Carr, Police Chief
David DeLeshe, Fire Chief
Joseph Sobus, Superintendent
Kevin LasCola, Chief Water Operator
Brendan Meskill, Building Inspector
Madison Martino, General Manager
Gary Perlman, Village Attorney
Jason Coyle, Village Auditor
Joseph Goldshlack, MAX Attorney

Mayor Carr asked Trustee Bubash to lead The Pledge of Allegiance.

Minutes of the Regular Board Meeting held on October 6, 2025 were presented to the Board. Motion was made by Trustee Perrin, seconded by Trustee Padilla to receive and place on file. Mayor Carr asked if there were any questions or corrections? There being none, the following Trustees voted in favor of said motion:

Padilla, Bubash, Perrin, Mandekich, Cernetig, Russell
Motion declared carried.

The Village bills for October 20, 2025 were reviewed by the Village Board of Trustees and Finance Chairman Mandekich recommends payment of all bills. Motion was made by Trustee Mandekich, seconded by Trustee Cernetig to pay all said bills:

<u>Administration - 501:</u>	<u>Description:</u>	<u>Amount:</u>
AT&T Mobility (Firstnet)	Cellphones 08/26-09/25	163.61
Comcast Cable	Cable / Internet 10/11-11/10	232.46
Hinckley Springs	Drinking Water	46.64

Novotny Engineering	Village Bldg Addition & Remodeling	1,560.00
Odelson,Murphey,Frazier&McGrath	Svc's Rendered - Sept	1,237.50
RingCentral	Phone Service 10/15-11/14	146.65

<u>Police Department - 503:</u>	<u>Description:</u>	<u>Amount:</u>
Applied Concepts	Rear Antenna Mount Unit #1 & #2	272.00
AT&T Mobility (Firstnet)	Cellphones 08/26-09/25	44.88
AT&T Mobility (Firstnet)	Cellphones 08/26-09/25	1,374.06
Hinckley Springs	Drinking Water	99.59
Jack Phelan Chevrolet	Paint Unit #16	23.39
Napa Auto Parts	Coolant	26.98
RingCentral	Phone Service 10/15-11/14	146.66
WC3	4th Qtr 2025	41,229.09

<u>Fire Department - 504:</u>	<u>Description:</u>	<u>Amount:</u>
Air Gas USA	Oxygen #1419	52.80
Air Gas USA	Oxygen #1414 & #1415	30.54
AT&T Mobility (Firstnet)	Cellphones 09/26-10/25	1,010.11
Comcast Cable	Cable / Internet 10/11-11/10	128.36
Hinckley Springs	Drinking Water	89.10
Menards	Materials / Equipment - Fire Addition	62.43
Menards	Materials / Equipment - Fire Addition	227.85
Menards	Credit Memo	(69.93)
Menards	Materials / Equipment - Fire Addition	69.93
Menards	Credit Memo	(44.95)
Menards	Materials / Equipment - Fire Addition	95.83
Menards	Materials / Equipment - Fire Addition	198.00
Menards	Materials / Equipment - Fire Addition	120.59
Menards	Materials / Equipment - Fire Addition	40.67
Menards	Materials / Equipment - Fire Addition	59.14
Menards	Materials / Equipment - Fire Addition	134.26
Menards	Credit Memo	(61.96)
Menards	Materials / Equipment - Fire Addition	72.12
Motorola Solutions	Use/Radio Rate 10/01-12/31	528.00
Napa Auto Parts	Materials / Equipment - Fire Addition	25.98
Reliable Fire & Security	Fire Extinguisher Recertifications	1,510.45
Reliable Fire & Security	Fire Extinguisher Ann'l Compliance	
RingCentral	& Repairs	485.35
Sam's Club	Phone Service 10/15-11/14	146.66
	Cleaning Supplies / Office Supplies	845.25

<u>Public Works Department - 505:</u>	<u>Description:</u>	<u>Amount:</u>
Magic & Shine	Cleaning Service - September	1,440.00
Mid-West Truckers	Annual Random Testing	405.00
Napa Auto Parts	Batteries - Lift	338.84
RingCentral	Phone Service 10/15-11/14	146.66
Roscoe	Mat Service	178.52
Tameling Industries Inc.	Top Soil / Seed Mix	400.00
 <u>Police & Fire Commissioners - 512:</u>	 <u>Description:</u>	 <u>Amount:</u>
Schelli Reporting Service	09/23 & 09/24 - DeLude	898.00
Schelli Reporting Service	09/23 & 09/24 - DeLude	2,428.20
 <u>IT Department - 516:</u>	 <u>Description:</u>	 <u>Amount:</u>
Overlap Tech	Battery - Backup System	2,629.95
Overlap Tech	September 2025	2,500.00
Overlap Tech	October 2025	2,500.00
 <u>Water Department - 515:</u>	 <u>Description:</u>	 <u>Amount:</u>
AT&T Mobility	Cellphones / Internet 08/26-09/25	270.96
City of Chicago	Water Purchase- 15	234,795.81
City of Chicago	Water Purchase- 16	350,313.45
City of Chicago	Water Purchase- 17	371,233.68
Comcast Cable	Cable / Internet 10/11-11/10	139.98
ComEd	Electricity 09/03-10/03	39.34
M.E Simpson Co.	Master Meter Testing	1,575.00
Mid-West Truckers	Annual Random Testing	405.00
Novotny Engineering	Lead & Copper Monitoring Site Plan	390.00
Novotny Engineering	Emergency Connection - BNRWC	622.92
Novotny Engineering	Water System Improv - McCook	1,413.75
Novotny Engineering	ComEd Utility Location Request	1,188.00
Novotny Engineering	8787 Joliet Rd - Utility Info Request	287.50
RingCentral	Phone Service 10/15-11/14	146.66
 <u>First Avenue TIF:</u>	 <u>Description:</u>	 <u>Amount:</u>
Novotny Engineering	MAX RTU Replacement	487.50
Novotny Engineering	McCook Ditch-MWRD Coordination	1,218.00

Mayor Carr asked if there was any discussion, there being none, on roll call the following Trustees voted in favor of said motion:

Padilla - Aye
 Bubash - Aye
 Perrin - Aye
 Mandekich - Aye
 Cernetig - Aye
 Russell - Aye
 Motion declared carried.

The MAX bills for October 20, 2025 were reviewed by the Village Board of Trustees and Finance Chairman Mandekich recommends payment of all bills. Motion was made by Trustee Cernetig, seconded by Trustee Bubash to pay all said bills:

<u>MAX:</u>	<u>Description</u>	<u>Amount</u>
American Express		
Amazon	Swedish Fish Candy	34.50
Amazon	Concession's Supplies	239.72
Amazon	Furniture Legs Tennis Balls	173.96
Amazon	Credit Card Receipt Paper	78.96
Sam's Club	Concession's Food	586.78
Sam's Club	Concession's Food	87.10
Sam's Club	Concession's Food	689.70
Adams-Morgan, Jamari	Independent Contractor 09/29 - 10/12	225.00
Alexander, Serenity	Independent Contractor 09/29 - 10/12	382.50
Burke Beverage	Beer for Concessions	472.04
Burke Beverage	Beer for Concessions	357.03
Burke Beverage	Beer for Concessions	241.53
Bzydl, Joseph	Independent Contractor 09/29 - 10/12	693.50
Colonna, Chaz	Independent Contractor 09/29 - 10/12	794.00
Colonna, Michelene	Independent Contractor 09/29 - 10/12	531.25
Ellis, Jaden	Independent Contractor 09/29 - 10/12	375.00
FirstNet	Service Period 08/26 - 09/25	42.31
Forston, Scott	Independent Contractor 09/29 - 10/12	446.25
Hennessy, Ruby	Independent Contractor 09/29 - 10/12	315.00
Hernandez, Miguel	Independent Contractor 09/29 - 10/12	441.75
IL Department of Revenue	Sales/Use Tax	609.00
Magic & Shine	Cleaning Services 09/05 - 09/27	5,150.00
Martinez, Jaedyn	Independent Contractor 09/29 - 10/12	90.00
Medrano, Gregorio	Independent Contractor 09/29 - 10/12	300.00
Menards	Maintenance Supplies	0.21
Menards	Maintenance Supplies	8.67
Menards	Digital Inflator	9.99
Menards	Maintenance Supplies	29.97

Moreno, Modesto	Independent Contractor 09/29 - 10/12	476.00
Mosqueda, Mateo	Independent Contractor 09/29 - 10/12	322.50
Peerless	Service Period 10/15 - 11/14	889.25
Pepsi Beverages	Vending Supplies	524.44
Planz Heating and AC	RTU 6 Repairs	290.00
TKE	Full Elevator Maintenance (2)	1,950.74
Tobolski, Angela	Independent Contractor 09/29 - 10/12	277.50
UniFirst	Mat Service 06/23	247.21
UniFirst	Mat Service 10/13	277.17
US Alliance Fire Protection	Annual Fire Sprinkler Inspection	841.00
Village of McCook	Food and Beverage Tax	122.00
Zaragoza, Alondra	Independent Contractor 09/29 - 10/12	457.50
Zelenka, Bacon	Independent Contractor 09/29 - 10/12	608.00

Mayor Carr asked if there was any discussion, there being none, on roll call the following Trustees voted in favor of said motion:

Padilla	-	Aye
Bubash	-	Aye
Perrin	-	Aye
Mandekich	-	Aye
Cernetig	-	Aye
Russell	-	Aye

Motion declared carried

The list of Business / Contractor License Applications for October 20, 2025 was reviewed by the Village Board of Trustees and Finance Chairman Mandekich recommends approval of all licenses. Motion was made by Trustee Mandekich, seconded by Trustee Padilla to approve and grant business/contractor licenses for 2025 as submitted:

Business

The Metraflex Company	Manufacturing / Warehousing Class E	\$1,000
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Contractor

Atlas Toyota Materials Handling	Contractor	\$100
Key Interior Design	Contractor	\$100
Valley Fire Protection	Contractor	\$100
Morgan Harbor Construction	Contractor	\$100
CBA Electric	Contractor	\$100
Hinsdale Tile & Carpet		
DBA: HTC Commercial Flooring	Contractor	\$100
AAA American Glass & Mirror	Contractor	\$100

Pullara Inc	Contractor	\$100
Capital Telecom Inc	Contractor	\$100
Amarok	Contractor	\$100

Catering

The Irish Legend	Catering	Fee Waived / per Mayor
Aracely's Bakery	Catering	Fee Waived / per Mayor

Mayor Carr asked if there was any discussion, there being none, the following Trustees voted in favor of said motion:

Padilla, Bubash, Perrin, Mandekich, Cernetig, Russell
Motion declared carried.

Motion was made by Trustee Bubash, seconded by Trustee Russell to approve the list of Permits for October 20, 2025 as submitted and reviewed by Trustee Bubash:

Building Permit Application and \$7,401 fee was received from McNerney West 55th Inv. / Colony Hardware (TW Chicago, LLC) 9550 W. 55th Street for the demolition of the refrigeration and renovations to the expansion area.

Building Permit Application and \$362 fee was received from Srba Stojanovic (Sunrun Installation Services) 4912 Clyde Terrace for the installation of a solar panel system.

Building Permit Application and \$16,456.50 fee was received from Michael Lewis Company (Continental Energy Solutions) 8900 W. 50th Street for the installation of (2) two Tesla 2XL energy storage systems that will connect to the existing PV system.

Building Permit Application and \$3,947 fee was received from Terminal Properties LLC / Pitt Ohio (King Installation Corp.) 8601 W. 53rd Street for the installation of clear polycarbonate around the dock doors.

Building Permit Application and \$192,207.52 fee was received from ComEd (M. J. Electric, LLC) 5100 Landale Avenue to perform site work, excavation and pouring of concrete foundation for a 26,572 sf. building.

Building Permit Application and \$16,047.55 fee was received from Bridge Point McCook 3, LLC (Development Solutions, Inc.) 9130 W. 55th Street for the construction of (2) two 3,000 sf. speculative office build-outs including MEP's.

Building Permit Application and \$7,088.49 fee was received from 9150 West 55th Inv. (Development Solutions, Inc.) 9120 W. 55th Street for the construction of a 3,000 sf speculative office build-out including MEP's.

Mayor Carr asked if there was any discussion, there being none, the following Trustees voted in favor of said motion:

Padilla, Bubash, Perrin, Mandekich, Cernetig, Russell
Motion declared carried

Mayor Carr asked for a motion to receive and place on file the following Departmental Reports:

Police Department Report for the month of September 2025
Water Department Report for the month of September 2025
Department of Public Works Report for the month of September 2025
Fire Department Report for the month of September 2025
MAX Financial & Operational Reports for the month of September 2025

Motion was made by Trustee Perrin, seconded by Trustee Cernetig to receive and place on file. Mayor Carr asked if there were any questions? There being none, the following Trustees voted in favor of said motion:

Padilla, Bubash, Perrin, Mandekich, Cernetig, Russell
Motion declared carried.

Mayor Carr asked for a motion to receive and place on file the following Auditor's Report:

Auditor's Report for the month of September 2025, as presented by Auditor, Jason Coyle

Motion was made by Trustee Mandekich, seconded by Trustee Padilla to receive and place on file. Mayor Carr asked if there were any questions? There being none, the following Trustees voted in favor of said motion:

Padilla, Bubash, Perrin, Mandekich, Cernetig, Russell
Motion declared carried.

Motion was made by Trustee Cernetig, seconded by Trustee Russell to approve the Agreement Between The MAX and West Bend Insurance Company for General Liability Insurance at the cost of \$108,119 and the Agreement with Allianz Global Corporate & Specialty SE for the Excess Liability at a cost of \$22,368 for the terms of October 15, 2025 to October 15, 2026 with a combined total of \$130,487. Mayor Carr asked if there was any discussion. There being none, on roll call the following Trustees voted in favor of said motion:

Padilla	-	Aye
Bubash	-	Aye
Perrin	-	Aye
Mandekich	-	Aye
Cernetig	-	Aye
Russell	-	Aye

Motion declared carried

Motion was made by Trustee Mandekich, seconded by Trustee Bubash to pass and accept **Ordinance No. 25-14**, entitled, “An Ordinance of the Village of McCook Authorizing an Agreement with PPF Industrial 8401 West 47th Street, LLC with Respect to the Property Located at 8401 West 47th Street, McCook, Illinois and Identified as PIN 18-11-107-007-0000.” Mayor Carr asked if there was any discussion. There being none, on roll call the following Trustees voted in favor of said motion:

Padilla	-	Aye
Bubash	-	Aye
Perrin	-	Aye
Mandekich	-	Aye
Cernetig	-	Aye
Russell	-	Aye

Motion declared carried

Motion was made by Trustee Russell, seconded by Trustee Perrin to pass and accept **Ordinance No. 25-15**, entitled, “An Ordinance of the Village of McCook Approving the Renewal of Class 6B Assessment Status for the Real Estate Located at 8401 West 47th Street, McCook, Illinois and Identified as PIN 18-11-107-007-0000.” Mayor Carr asked if there was any discussion. There being none, on roll call the following Trustees voted in favor of said motion:

Padilla	-	Aye
Bubash	-	Aye
Perrin	-	Aye
Mandekich	-	Aye
Cernetig	-	Aye
Russell	-	Aye

Motion declared carried

Motion was made by Trustee Padilla, seconded by Trustee Mandekich to pass and accept **Resolution No. 25-R-09**, entitled, “A Resolution Approving an Agreement Between the Village of McCook and Duridge RE Holdings LLC for the Redevelopment of the Property Identified by Property Index Numbers 18-14-100-020-0000 and 18-14-300-004-0000.” Mayor Carr asked if there was any discussion. There being none, on roll call the following Trustees voted in favor of said motion:

Padilla	-	Aye
Bubash	-	Aye
Perrin	-	Aye
Mandekich	-	Aye
Cernetig	-	Aye
Russell	-	Aye

Motion declared carried

Motion was made by Trustee Perrin, seconded by Trustee Mandekich to pass and accept **Resolution No. 25-R-10**, entitled, "A Resolution of the Village of McCook Authorizing the Execution and Submission all Required Documents for the 2025 Cook County Community Development Block Grant Program Year." Mayor Carr asked if there was any discussion. There being none, on roll call the following Trustees voted in favor of said motion:

Padilla	-	Aye
Bubash	-	Aye
Perrin	-	Aye
Mandekich	-	Aye
Cernetig	-	Aye
Russell	-	Aye

Motion declared carried

There being no further business, a motion was made by Trustee Russell, seconded by Trustee Padilla to adjourn this meeting. On roll call the following Trustees voted in favor of said motion:

Padilla, Bubash, Perrin, Mandekich, Cernetig, Russell
Motion declared carried.

Meeting Adjourned at 6:14 p.m.

Kenneth E. Lyons, Jr., Village Clerk

KEL/cc