

**CHANNAHON VILLAGE BOARD
COMMITTEE MEETING
AUGUST 21, 2006**

Village President Cook called the meeting to order at 6:00 p.m. with Trustees Davidson, Nash, Militello, McMillin, Lyons and Greco present.

Also present were Village Administrator Jamie Bowden, Village Attorney Dave Silverman, Finance Director Robert Guess, Chief of Police Steve Admonis, Director of Public Works Ed Dolezal, Director of Community Development Mike McMahan, and Village Clerk Eileen Clark.

ADMINISTRATION DEPARTMENT

Traffic Study for I-55 Route 6 Corridor

Village Administrator Jamie Bowden stated, Mike McMahan brought up at the last meeting, that Staff seems to be struggling with, or thinks we need to undertake a preliminary traffic study in regards to I-55 and Route 6 corridor.

We are occasionally getting more pressure on developing along Route 6 and I-55. We have been asked by Alter Group to do a distribution warehouse. We have talked to them and indicated to them, we believe that traffic is an issue and the infrastructure there. They have some preliminary traffic studies on their parcel and surrounding land uses.

The intent of the study is to analyze the traffic impact on the roadway infrastructure. The study will involve analyzing current traffic and anticipated traffic based on future land use to provide preliminary roadway improvements alternatives and cost.

The Village then can use these findings as a basis in negotiations with developers for funding possibilities.

The Village is still being presented with the Alter Group proposal. Staff has indicated to Alter that traffic impacts are issues that must be addressed. They would still like to proceed.

As the Mayor had indicated, the Village has been approached by a major retail development group in regards to the northeast quadrant on I-55 and Route 6. The Village is anticipating receiving a reimbursement agreement for an engineering study involving the cost of the upgrade of infrastructure to support this type of development. Upon execution of that agreement, Christopher Burke Engineering will proceed with that study.

Three proposals have been a submitted as follows:

1. Patrick Engineering - \$16,000
2. Strand Engineering - \$14,200
3. Christopher Burke Engineering \$22,000

Ed Dolezal, Mike McMahon and Jamie Bowden spoke to all three firms. Any of the three we believe are capable.

Village Attorney Dave Silverman asked Village Administrator Jamie Bowden if the area being studied is about a 1,000 acres around there not just the Alter Group interested now?

Village Administrator Jamie Bowden stated there is about 1,000 acres of undeveloped land in our planning area. Village President Cook stated a couple issues there is one, the Alter Group came before us with a concept plans. We know that they have had meetings with the schools about some type of abatement plan. The major concern for the Village is the traffic concerns that the amount of trucks the development will bring. With that we asked Pat to go back to the Alter Group and let them know our concerns on the traffic and all practical purpose tell them to ease our concerns and solve the problem.

It is certainly the type of development that brings tax dollars to the area without a doubt. But the quality of life and traffic concerns sometimes far outweighs those dollars.

We have asked staff; from the three firms we have received the proposals from bring in some references. This is a critical study that is truly is going to set the path in how we develop around the I-55 and Route 6 corridor. I have asked staff to ask the consultants that provide us with a proposal, to give us some comparable type of reports of study that they have done and some references so we can follow up. This is important we want to make sure we hit the nail on the head on this one.

Village President Cook stated he would like to table this until we get the comparable studies from these firms and get those references from the communities that they have performed these studies for.

Trustee Lyons asked Village Administrator Jamie Bowden, what is it that we actually hope to gain out of a study like this, are they going to tell us where to put some additional streets or alleviate traffic situation or what is to come out of a study like this?

Village Administrator Jamie Bowden stated he sees this as a very preliminary alignment based on the build out. Whether it is two lanes each way on the bridge deck or two lanes off ramping and maybe looking at the re-lining of the frontage roads and what type of structure that will be in a preliminary cost estimate.

Trustee Lyons stated so we do this, what you are talking about is a deck ramp and the ramps onto the interstate that is going to be a state?

Village Administrator Jamie Bowden stated that is going to be a state project but our concern is not having a plan in place so when a user comes along.

Discussion followed.

COMMUNITY DEVELOPMENT DEPARTMENT

Final Plat of Re-subdivision of the Bluffs

Director of Community Development Mike McMahon stated that Ms. Elaina Koditek is requesting approval to re-subdivision a two (2) acre lot into ½ acre lot and one 1 ½ acre lot located on Bluff Road in order to sell the ½ acre lot in the future. The ½ acre lot contains one home that is served by a potable well and septic system.

Ms. Koditek is required to receive approval from the Will County Health Department to subdivide the land due to the septic system. At this time, that approval is pending.

Staff has no objections to the Final Plat of Re-subdivision of the Bluffs.

Staff recommends that the Village Board of Trustees approve the Final Plat of Re-subdivision of the Bluffs contingent on approval by the Will County Health Department

An Ordinance Authorizing The Execution of the Further Amended and Restated Annexation/Development Agreement by and Between The Diocese of Joliet and the Village of Channahon – 1st Read

Final Plat of Re-subdivision of Parcel One and Parcel Two of the Channahon Town Center Unit 2

Final Plat of Re-subdivision of Channahon Town Center Unit 2A

Director of Community Development Mike McMahon stated the Board has been presented with three (3) items on the Town Center tonight. The most important is the amended annexation agreement.

The original developer of the Town Center is now out of the picture. The Diocese of Joliet has officially broken all ties with the Sites Group. Over the past several months staff has been working with the Diocese to re-organize this project in order for the residential components to move forward and to secure or better align with the commercial components that will happen shortly.

Village Administrator Jamie Bowden stated originally this parcel was broken down into two (2) pieces, one residential and the other commercial.

The proposal in front of you is to break the residential parcel into three (3) pieces to be built out in three (3) pieces and three (3) phases. The commercial will be broken down into two (2) pieces with one of the pieces available for marketing at this point. Staff has been discussing with the Diocese and an individual who is hopefully going to step in and do the residential as the amended annexation agreement.

One point of the original annexation agreement in 2003 was that the Village was to do some of the amenities. It was re-amended in 2005 when we had a master developer come in. One of the

concerns the staff has is as the residential pieces is built out the amenities are done is a certain time frame. The Diocese had some discussion with a possible high end grocery store for the one lot in the front portion.

Village Attorney Dave Silverman when through the amended annexation agreement.

Discussion followed.

Staff recommends that the Village Board of Trustees consider the new Amended Annexation Agreement with the Diocese of Joliet for the Channahon Town Center on First Read.

Wedgewood Highlands Subdivision- Letter of Foreclosure

Director of Community Development Mike McMahon stated that they have supplied the extended letter of credit.

River Crossing Concept Plan

Director of Community Development Mike McMahon stated that Ritlund Properties is proposing to build a retail center at the intersection of U. S. Route 6 and Center Street. The building will be approximately 37,000 sq. ft. and contain approximately 19 store fronts.

Staff reviewed the concept plan and provided the applicant with a number of minor comments and suggestions. The concept plan complies with the Village's Commercial Design Guidelines.

The property is currently zoned R-2 and C-2. It will be necessary to rezone the R-2 portion of the property. Staff agrees C-2 is the appropriate zoning district for the property.

Road improvements will be required on Center St. to include curb, gutter, and resurfacing. An access easement will be required from Casey's General Store for the one entrance on Route 6. The building will be on Village water and sewer. There is a possibility with this project to extend the sanitary sewer service west to the former Channahon Do It Best Hardware Store at 25305 W. Eames.

On August 14, 2006, the developer presented the concept to the Planning and Zoning Commission. The Commissioners asked a number of questions concerning landscaping, parking access, signage, etc. and provided the applicant with positive feedback.

The applicant is seeking Village Board of Trustee's input on the River Crossing Concept Plan.

FINANCE DEPARTMENT **Office Furniture Proposal**

Director of Finance Robert Guess stated when the new Village Hall was built there was a budget of \$400,000 for the purchase of office equipment included in the total \$6 million budget. \$45,000 of the \$400,000 was for interior design leaving \$355,000 for the actual purchase of

equipment. The original design included work stations for the finance area that is presently void of any work stations. A decision was made by the project director and Village administrator not to purchase the work stations for the finance department due to possible budget constraints and that there were no personnel positions open or pending that would necessitate putting the work stations in place.

With this year's budget the need for a work station became necessary with the addition of the additional utility billing representative position. Additionally, a change has been made in the original design and use of the office next to the public work's assistant. That office originally was designed and used as a copy, subdivision map storage, plotter and printer room. That equipment has been relocated to the plan room. The reason for the change was to relocate Mike Petrick into his own office from a work station for a number of security and safety issues.

This year's budget included estimates for the equipment for the above items.

With the addition of the new sergeant; the relocation of the building and zoning supervisor and the police records department needing some additional equipment, we solicited bids from three (3) vendors.

Even though some of the equipment will not be utilized immediately, we wanted to maintain the color scheme and same uniformity to all the equipment to be compatible with our current equipment without much deviation. Most of the original equipment that was bought for the new building was remanufactured equipment that saved the Village in the total cost. When we solicited bids we asked the vendors to quote from the same manufacturer, Steelcase, and asked for remanufactured where possible.

We have prepared a two-page analysis. Two of the vendors were able to give us a cost comparison by each item for our use. One vendor chose to quote in total for the items on the first page of the comparison but we were unable to obtain quotes for the second page, which is unacceptable to us even after repeated efforts.

The original budget for the office equipment for the building was \$355,000 and \$287,794 was expended leaving \$67,206 in the bank and part of our reserves. We will need a budget amendment for the current year.

We recommend the awarding of the bid proposal of Markelz in the amount of \$40,172.78 for the office equipment needed.

PUBLIC WORKS DEPARTMENT

An Ordinance Requiring the Placement of Stop and Yield Signs Within the Village of Channahon, Will and Grundy Counties, State of Illinois – 1st Read

Director of Public Works Ed Dolezal presented an ordinance Requiring the Placement of Stop and Yield Signs within the Village of Channahon, Will and Grundy Counties, State of Illinois.

Hire Laborer

Director of Public Works Ed Dolezal stated the Public Works Department is requesting the hiring of Mr. Shane Williams for the position of Street Laborer. A vacancy recently occurred due to retirement from the department. Mr. Shane Williams currently works at Equipto Electronics in Aurora, assembling electronics, their components, and enclosures based on customer specifications. Mr. Shane Williams served in the United States Marine Corps as an aviation mechanic and supervised an eight-man crew as part of his duties from 2000-2003. Mr. Shane Williams 's knowledge in the electronic field will be a great asset to the Public Works Department n helping with our street lights and street light control systems.

Staff had received forty-seven (47) applications. Of these twenty-two (22) were Channahon residents and twenty-five (25) were non-residents.

Staff is recommending the hiring of Mr. Shane Williams, a Channahon resident for the position of Street Laborer. Staff feels that he will be a great asset to our organization.

Request a motion to hire Mr. Shane Williams for the Street Laborer position at the entry level as dictated by the Collective Bargaining Agreement.

Award Road Projects 1 – 2006-2007 Pavement Patching Project at various Locations

Director of Public Works Ed Dolezal stated the 2006-2007 Public Works budget included \$120,000.00 (22-80-538.003) for pavement patching projects at various locations throughout the Village. The scope of this project, consisting largely of patching bituminous pavement and aggregate shoulder re-grading, was defined by balancing the needs of the public roadway system, cost effectiveness, and project containment.

The project was publicly bid. On August 14, 2006, three (3) bids were submitted and publicly opened. P. T. Ferro Construction Company was the low bidder at \$77,009.00.

Staff recommendation is to reward the contract to P. T. Ferro Construction Company.

Request a motion to award P.T. Ferro Construction Company the 2006/2007 Pavement Patching Project in the amount of \$77,009.00.

Award Road Projects 2 – 2006/2007 MFT Road Rehabilitation at Various Locations

Director of Public Works Ed Dolezal stated the Public Works budget included \$317,000 (22-80-538.003) for pavement rehabilitation projects at various locations throughout the Village. The scope of this project, which largely consists of edge milling and pavement overlays, was defined by balancing the needs of the public roadway system, cost effectiveness, and project containment.

The project was publicly bid per MFT requirements. On August 14, 2006, four (4) bids were submitted and publicly opened. "D" Construction, Inc. was the low bidder at \$243,999.27.

Staff recommendation is to award the contract to "D" Construction Inc.

Request a motion to award "D" Construction, Inc. the 2006-2007 MFT Pavement Rehabilitation Project in the amount of \$243,999.27.

Change Order 1 for Well 6 Well House Contract

Director of Public Works Ed Dolezal stated work is complete on the Well 6 Well House. The project included installation of a pump in Well 6 and a structure to house the motor control center and chlorination equipment. Prior to final payment, Change Order 1 should be executed. It deducts \$12,461.80 from the contract.

Request a motion to approve Change Order 1 in the deduct amount of \$132,461.80 to the Well No. 6 Well House contract.

Submitted by
Village Clerk
Eileen