

**CHANNAHON VILLAGE BOARD
COMMITTEE MEETING
JANUARY 16, 2006**

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

Also present were Acting Village Administrator Lisa Armour, Village Attorney Justin Fredin, Director Finance Robert Guess, Director of Public Works Ed Dolezal, Chief of Police Steve Admonis and Village Clerk Eileen Clark.

ADMINISTRATION DEPARTMENT

No formal item for discussion.

COMMUNITY DEVELOPMENT DEPARTMENT

Final Plat Unit #2 Town Center

Acting Village Administrator Lisa Armour stated the Diocese of Joliet is seeking approval of the Final Plat for Town Center Unit 2.

The Diocese is dividing the property into two large parcels to facilitate the sale of the property to Channahon Town Center, LLC in two separate conveyances. The property must be subdivided before the transfer of property can take place.

Channahon Town Center, LLC will be re-subdividing the parcels at a later date in conformance with the approved preliminary plat for the Town Center.

A minor revision to the proposed 10' public utility easement is required to encompass the entire existing water main and gas infrastructure. Therefore, the plat should be approved contingent on final engineering so that the easement is reflected on the plat that is recorded.

On January 9th, 2006 the Planning and Zoning Commission made a motion to recommend approval of the Final Plat of Unit 2 of Town Center subject to final engineering.

Discussion followed.

A motion is requested of the Village Board by the petitioner to approve the Final Plat for Town Center Unit 2 subject to final engineering.

FINANCE DEPARTMENT

Draft RFP for Medical, Dental, Vision and Life Insurance

Director of Finance Robert Guess stated the Village of Channahon has experienced large annual increases for medical coverage the past few years and we think that it may be in the Village’s best interest to request competitive quotes for this coverage.

We have prepared a Request for Proposal (RFP) to solicit proposals from, at least, ten vendors. A copy of the vendor list is included in the RFP. We are requesting that each vendor quote a price based on current benefit plans in place for an apples to apples comparison. We have, also, asked for quotes on a different plans (s) that they (the vendors) would like to submit. An important feature of our proposals does not allow vendor to re-rate the Village if a new enrollment census is required.

We are surveying neighboring communities for the amount of employee contributions and how it compares to the Village of Channahon. Data will be submitted at the March 6th board meeting.

The whole RFP will be submitted to you for your review as part of your Board Packet for the March 16th board meeting.

We will glad to answer any questions or comments you may have at the Committee of the Whole.

Request Board of Trustees approval of the draft RFP for submission to vendors for group rate quotes.

POLICE DEPARTMENT

Chief of Police Steve Admonis stated no report.

PUBLIC WORKS DEPARTMENT

Channahon Town Center, Unit 1A LOC Reduction

Director of Public Works Ed Dolezal stated the Channahon Town Center, Unit 1A, (Model Area) was approved in June 2005, with construction commencing soon thereafter. On December 30, 2005, Channahon Town Center, LLC requested a reduction in the subdivision guarantee in accordance with Section 154.22 (D)(1)(c)(2)(a) of the Subdivision and Development Regulations. Staff confirms the phase 1 public improvements exceed 95% completion.

A reduction in the following subdivision guarantee to 20% is recommended by staff.

<u>Public Improvements</u>	<u>Current Amount</u>	<u>Recommended Reduction</u>	<u>New Amount</u>
Phase 1	\$30,960.00	80%	\$6,192.00

Request a motion to reduce the Channahon Town Center, Unit 1A, phase 1 subdivision guarantee to 20% of the original amount contingent on them becoming current on their professional fees.

The Highlands, Unit 5, 6, and 7, Subdivision Completion

Director of Public Works Ed Dolezal stated a reduction request for the Highlands Subdivision, Units 5, 6, and 7. This one has been outstanding for quite a while this subdivision the comprehensive list of required improvements and maintenance was submitted this last summer. The developer did complete the majority of the items. There are about \$20,000 worth of items that were not completed. We are proposing to give them until June 1st of this coming year, which should give them good construction weather time to complete. We are looking to take a cash guarantee for that amount in our hands.

In addition there are some items in the amount of \$3,472.00 worth that we deemed not to standards, it would increase maintenance cost down the road.

Residents have been enduring having the sidewalks torn up, curb replacement and patching continually to get this up to our code. So we are looking to take the cash donation for that amount.

Trustee Lyons stated if we took that money now at today's dollar and we are spending It tomorrow at tomorrow dollars, aren't we taking a loss then?

Director of Public Works Ed Dolezal stated he doesn't think so as the money \$3,472.00 was in the bank drawing interest, depending if construction cost escalate well then yes we would be losing money.

Trustee Lyons said the question is this \$3,472.00 actual dollars today?

Director of Public Works Ed Dolezal stated it is based on this cost and letter of credit today.

Trustee Lyons stated he thinks there should be an inflation built into that. Especially if we are not planning not to do that work for a year.

Director of Public Works Ed Dolezal stated it will probably be longer than a year.

Discussion followed.

President Cook asked what are our options?

Director of Public Works Ed Dolezal stated the options are to do nothing and force them to extend their letter of credit and complete all the work, to take the cash guarantee and release the letter of credit for \$20,333.00 and take the \$3,472.00 as a contribution as outlined in the memo or convert it all to cash and release all the letters of credit, which is actually the desire of the developer in this case to get the cash for all this work and have it all done by June 1st, 2006.

The staff has inspected the public improvements and recommend the following Village Board actions.

Discussion followed.

Recommendation

Release all associated guarantees for Units 5, 6, and 7 in exchange for:

- a. A cash contribution by the developer for future roadway needs in the amount of \$3,472.00, to be performed at a later date through the Village's annual MFT program; and
- b. A cash guarantee in the amount of \$20,333.00, which will be returned to the Developer only upon completion of all restoration and corrective actions for these Units provided they are completed by June 1, 2006. Thereafter the cash guarantee shall revert to the Village of Channahon for completion of outstanding items.

Request a motion to release all associated subdivision guarantees for The Highlands, Units 5,6, and 7 in exchange for a cash contributions of \$3,472.00 and a cash guarantee of \$20,333.00.

Submitted by
Eileen Clark
Village Clerk