

**CHANNAHON VILLAGE BOARD  
COMMITTEE MEETING  
AUGUST 6, 2007**

Village President Joe Cook called the meeting to order at 6:00 p.m. with Trustees Nash, McMillin, Slocum and Greco present. Trustees Davidson arrived at 6:07 p.m. and Trustee Militello arrived at 6:30 p.m.

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 Deputy Village Clerk Leti Anselme.

**COMMUNITY DEVELOPMENT DEPARTMENT**

**Approval of an Agreement for Architectural Services with the Farnsworth Group**

Director of Community Development Mike McMahan stated that staff would like to hire the services of the Farnsworth Group to review building plans for the Town Center. The Farnsworth Group is an architect from Shorewood. This to stay in compliance with the Annexation Agreement and Design Guidelines.

The fee would not exceed \$500 per plan and it would be passed on to Platinum Properties or other builders, which would be no cost to the Village.

**Ordinance Amending Title I, Chapter 10, §10.98 Compliance Tickets**

McMahan stated that this is for second read. It is an Ordinance to Amend the Compliance Ticket Code. The Village would add a schedule of fees to increase development violations and specific violations in the police department.

President Cook stated that the Village fees are so low that the developers ignore the violations. McMahan also stated that the basic miscellaneous fine is to increase from \$30 to \$50.

**FINANCE DEPARTMENT**

**An Ordinance Authorizing the Sale of Certain Personal  
Property Owned by the Village of Channahon**

Finance Director Robert Guess stated that the upgrade of all the water meters has been completed. The Village has a surplus of 104 Badger meters. There are also a couple of pumps that are on the list from the Public Works Department.

**POLICE DEPARTMENT**

**Approval to Hire a Part-Time Community Service Officer (CSO)**

Chief of Police Steve Admonis stated that in the process of four candidates, one wanted to only work weekends, one wasn't truthful on their application and one changed their mind. The candidate that was chosen is a resident of the community. He retired from ComEd with 35 years of experience. He has 30 years of public safety as a volunteer fireman. He is looking forward to this challenge.

Chief is recommending approval from the Board to hire Daniel J. McDonald for the Part-Time CSO. President Cook stated that he reviewed his resume and he does have the background for job of customer relations and services.

## **PUBLIC WORKS DEPARTMENT**

### **Change Order Sump Pump Conveyance**

Director of Public Works Ed Dolezal stated that the connections for the sump pump to storm sewer system has been complete. This is a final change order to close out the contract. It reduces the cost of the contract by \$6,995.50, making the contract \$50,517.00.

**Trustee Davidson entered Committee Meeting at 6:07 p.m.**

### **Hiring of a Building Maintenance Worker**

Dolezal stated that staff is recommending to fill the vacant position for the Building Maintenance Worker. There were 54 applications. Dolezal would like to hire John Ashley, who is a resident, for the position at the starting rate of pay dictated by the Collective Bargaining Agreement and contingent on satisfactory results of a background check, physical and drug and alcohol screening.

### **Ridge Road Engineering Proposal**

Dolezal stated that the proposal from Strand would be to perform some engineering and construction phase services for the southern half of Ridge Road. Developers should be completing a reconstruction of the road north of the Commonwealth Edison. This proposal would be a full reconstruction of widening of the southern half from the ComEd lines to Hansel Road. It's been in extremely poor condition. It's been closed for over a year.

When the road program was put together, it was anticipated that this Ridge Road project be separate and Highland Ridge be another separate project. Highland was going to be done in house, and the Ridge Road to a consultant. Staff wanted a little more expertise and surveying out in the field for ditch work on McKinley Woods Road and we weren't sure which construction technique we wanted to use.

As it turns out the two projects are very similar and they are coming together about the same time, so the intention is the proposal is for an hourly rate, all the hours will not be used. The increased scope is the result of an incorrect prediction that Ridge Road would be reconstructed near Hansel Road with the proposed Highland Ridge Subdivision.

### **Stop Sign Ordinance**

Dolezal stated this Stop Sign Ordinance adds two stop signs for the Town Center and a stop sign in the North Hansel Estates Subdivision.

### **Channahon Town Center Unit 2A – Improvement Completion Guarantee Reduction for Step 1**

Dolezal stated that the Town Center the developer has completed his Phase 1 Infrastructure, he is now requesting a reduction to 80%. Staff recommends to reduce the Town Center Unit 2A Improvement Completion Guarantee Reduction for Step 1 down to 20%, which is \$168,209.00.

## **ADMINISTRATION**

### **Brisbin/Bungalow Road Reconstruction and Update of Various Projects**

#### **◆ New High School Construction**

Bowden stated that he wanted to update the Board with the new high school's site development plan. Staff has met with the school district on a number of occasions. We have requested a privacy fence along the eastern boundary of the property between the townhomes and the project. If there is consensus to this he will continue to push the issue.

The next issue is the Route 6 and site access. The engineering staff has reviewed the site development and has concerns with the western access, currently it is an exit out, one center for access and the east is right in and right out. The Village would like a full access to the west and that is depending on IDOT review and the traffic study.

A meeting is going to be set-up with President Cook and the MCHS Board President Larry Larson to discuss these issues.

Another issue is the continuation of the bike path to the right-of-way for ComEd to hook into to the development to the west, so that the path connection would go from Hunters Crossing through the traffic lights to Ridge.

Trustee Slocum asked if a fence was going to be installed. Bowden stated that his concern is a landscape buffer. The Hunters Crossing Home Owners Association also had a concern if it was only a landscape buffer there will be a lot of children coming through people's yards. He would rather see a privacy fence that the school would maintain.

Trustee Slocum stated that is what is going to happen. The people that moved into the neighborhood with a big vacant field and it could have been anything. That is all they are going to see, for a safety purpose and sound and aesthetics, the fence is the only way to go.

McMahon stated that the berming would most likely not happen, because there are so many utilities in that area. The main thing is to get that fence and landscaping. He stated that the problem was that the school came to the Village ready to bid and there was some discussion with how much site plan control we really had. A landscape plan was not approved at that time with the anticipation that it would come before us at a later date. The school has not come back to us to ask our opinion on a lot of things. They did not want to ask us about the access roads into the site. IDOT informed them that the Village needed to sign off on the access. The Village has had some issues for the past 6 months in getting information from them.

Trustee Slocum asked if we could have them come to a Board Meeting to update us. Bowden stated that President Cook is going to meet with their Board President on these three issues. President Cook stated that the Village has been sensitive to the needs of the school to help them save money, but they need to be sensitive to some issues of being a good neighbor. Some of which would include the traffic safety, the continuation of the bike path and pedestrian traffic moving down Route 6. Just there insurance alone to meet some requirements that doesn't create a traffic safety problem on Route 6. There are many issues that need to be addressed.

President Cook stated that the school needs to recognize that they are a neighbor to residents. That is the number one thing, being a neighbor comes with responsibilities. They have to understand that the Village interest is to make sure that the site does not have a negative impact on neighboring properties. People that live on those properties obviously wasn't going to be vacant, construction happens in vacant fields.

Trustee Nash asked who did the inspections for the site. President Cook stated that all inspections are done by the State. The only inspections the Village does are for the water and sewer. Trustee Nash had concerns for the quality and safety construction of the building. President Cook stated that from his experience the inspectors are very diligent.

**Trustee Militello entered Committee Meeting at 6:30 p.m.**

President Cook stated that he has heard all the same rumors. All construction sites are dangerous. Bowden stated he wants to make sure that everyone is in favor of the fence. President Cook stated that staff has talked to the Superintendent and for one reason or another he has not committed to meeting our issues, which is why he would like to meet with the Board President. He's another elected official who answers to the constituents.

President Cook would like to schedule another joint meeting with the school district. Trustee Slocum stated that he would like to see what the schedule is going to look like. Trustee Slocum stated that he is asked a lot of questions from residents with what is going on with the school.

◆ Brisbin/Bungalow Road Reconstruction

Staff has had a number of meetings with the business and property owners. In discussion with them we are trying to leverage a contribution of 30% of a 2 million dollar project. We are getting some cooperation and we are a week away from the design. Bowden would like the consensus from the Board because of the urgency of this project and the contribution is that once the design is finalized to waive the bidding requirement.

President Cook stated that we are in a situation with the timing. If this is taken to a public bid, may not lead us into our construction season. One of the contingencies of the contributions from the property owners in the area is that it gets done within this construction season. A lot of issues that are still out there. They are under no obligation after reviewing the annexation agreement. I went to them and asked them to work with us on this issue. It is at a large cost. Most all of the business out there including the developers have shown an interest in contributing.

President Cook stated that another issue is going to be putting a weight limit on the road and enforcing it. There should be an 80,000 pound road truck route and from what I understand there may be trucks as heavy as 100,000 pounds plus. They want to be sure with what they are contributing to this road, that the Village is enforcing a weight limit to keep the integrity of the road. There's been discussions on purchasing a scale or renting one to verify the weight limit on the trucks.

Bowden stated that a construction contract would need to be signed and an agreement with landowners at some point. Dolezal stated if the Board would be alright with staff negotiating a

contract that does not go through our whole bidding process. Bowden stated that staff would like consensus to move forward. President Cook and Trustees stated to move forward, but want to be kept updated with the situation.

◆ Odor Alert Network

Bowden stated that he would like the Board to consider an Odor Alert Network. A consultant approached him from Johnson, Depp and Quisenberry about a few months ago. It is a network where odor complaints come through and a response is done within 24 hours. It is an organization that is set-up by the IEPA. It allows a resident to call the hotline, then it reaches a coordinator that is on staff, which then calls centuries, which identifies the odor and then follows up with us. A report is written up and if there is a problem he contacts the company and rectifies it. Mr. Greg Michard will be here for the next Board Meeting to explain how it works.

President Cook stated that this organization has people who are trained to identify the smells. They then follow up with the IEPA. Trustee McMillin stated that if it was possible to get a monitor that would track the scent and send a report to the IEPA. President Cook stated that this should be discussed with the consultant that comes in for the next Board Meeting.

**EXECUTIVE SESSION**

Trustee Slocum made the motion to go into Executive Session at 6:37 p.m. for an Appointment, Employment, Dismissal, Compensation, Discipline and Performance of an Employee Of The Village Of Channahon and Probable Or Imminent Litigation And Pending Litigation Seconded by Trustee Nash.

**ROLL CALL AYES: Greco, Davidson, Nash, McMillin, Slocum and Militello**

**NAYS: NONE**

**MOTION CARRIED**

Trustee McMillin made the motion to close Executive Session at 7:00 p.m. Seconded by Trustee Militello.

**VERBAL VOTE: ALL AYES**

**MOTION CARRIED**

Minutes Submitted by  
Leticia Anselme  
Deputy Village Clerk