

**CHANNAHON VILLAGE BOARD
COMMITTEE OF THE WHOLE MEETING
JULY 6, 2010**

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

Also present were Finance Director Robert Guess, Village Attorney Jim Murphy, Police Chief Joe Pena, Director of Public Works Ed Dolezal, Director of Community Development Mike McMahan, and Village Clerk Missey Schumacher.

ADMINISTRATION DEPARTMENT

No Formal Items for Discussion.

COMMUNITY DEVELOPMENT DEPARTMENT

No Formal Items for Discussion.

FINANCE DEPARTMENT

**Request Approval to hire Kane, McKenna and Associates, Inc. to
Prepare the Annual TIF Report**

Guess stated that the required yearly TIF report is part of the annual audit. Kane, McKenna has done it every year for a fee not to exceed \$2,500.00. The cost last year was approximately \$1,100.00. Guess recommended approval of this request.

POLICE DEPARTMENT

No Formal Items for Discussion.

PUBLIC WORKS DEPARTMENT

**Henneberry Farm Unit 2 Subdivision – Improvement
Completion Guarantee Reduction**

Dolezal stated that the developer has requested a reduction to the Improvement Guarantee associated with Step 4. Staff has inspected improvements and confirms that they are not less than 95% complete. The request will reduce the Improvement Guarantee from \$643,966.00 to \$428,515.00.

**McDonalds at Route 6 and Yellow Pine Drive – Acceptance of Public
Improvements and Release of Improvement Completion Guarantee**

Dolezal stated that this agreement will accept public improvements, waive the two year maintenance guarantee requirement, and release the current Improvement Completion Guarantee Letter of Credit in the amount of \$210,085.00 for McDonald's at Route 6 and Yellow Pine Dr. Public Works Staff has inspected both public and private improvements and finds they are 100% complete and in good condition. Staff also recommends the waiver of the maintenance guarantee as the quantity of public improvements is negligible and all are presently in good condition.

**Engineering Contract for SCADA Upgrades at Wells 2, 3 and 5
Site and Pumping Station**

Dolezal stated that Wells 2, 3 & 5 are located in Heritage Lakes. There is radium exceeding acceptable levels in the deep well, so it is mixed with the shallow wells to decrease radium level. Public Works is seeking to do upgrades at Wells 2, 3 & 5 to operate efficiently and accurately to reduce the radium disposal in waste water sludge.

U.S. Route 6 and Brisbin Road Intersection Discussion

President Cook opened discussion regarding the U.S. Route 6 and Brisbin Rd. Intersection agreement with Grundy County.

Nancy Ammers received a call from IDOT. They stated they are looking at a September bid letting for the interchange project. If there is a problem with this intergovernmental agreement, IDOT would have to redraw the interchange plan and pull the bid letting in September.

President Cook stated that Grundy County wants VOC to pay approximately \$360,000.00. We agreed to \$300,000. The amount is figured by linear footage, and split between Channahon and Morris.

Ammers stated that Grundy County has already contributed in excess of \$225,000.

President Cook that VOC agreed to paying more than \$300,000 contingent upon a recapture agreement. Typically an interchange is built to accommodate development. This interchange, however, is being built to accommodate future development. Voc wants to assure that if this money is spent, future business development will come to Channahon and not to unincorporated Grundy Co. It is expected that development of this area will be mainly interstate commerce.

The agreement contains language regarding this assurance that the Grundy Co. State's Attorney says cannot be required. Still, the agreement will have some language to facilitate development within Channahon as well as possible.

Trustee Militello added that if the State is ready to go to bid letting, VOC shouldn't pass up this opportunity.

Dolezal stated that some language still needs to be worked out. Page 4; paragraph 7 needs to be resolved recapture back from county if something develops in unincorporated Grundy County.

President Cook added that the agreement allows for the \$300,000 to be paid over two fiscal years.

The Committee of the Whole Meeting adjourned at 6:18 p.m.

Submitted by
Janet Schumacher
Village Clerk