

**CHANNAHON VILLAGE BOARD
COMMITTEE OF THE WHOLE MEETING
October 7, 2013**

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

Also present were Village Administrator Joe Pena, Finance Director Robert Guess, Village Attorney David Silverman, Police Chief Jeff Wold, Director of Public Works Ed Dolezal, Director of Community Development Mike McMahan and Village Clerk Patricia Perinar.

ADMINISTRATION DEPARTMENT

No Formal Items for Discussion.

COMMUNITY DEVELOPMENT DEPARTMENT

**An Ordinance Authorizing the Execution of an Annexation
Agreement with Tabler Road Investments, LLC**

McMahon stated that this is scheduled for a public hearing today. The property is 122 acres out west near the Tabler Road area. It is all agriculture around it with no roads and is land locked. It's up against the CSX Railroad. He had taken an old annexation agreement that brought in all that land and mirrored it but lowered the time frame on the building permitting which will expire in 2020 with the other agreements going until 2030. One of the caveats in the ordinance is if they build or permit a 200,000 square foot building for industrial, a clause in the agreement states that we will start to design and build a water system for fire suppression. As well as mutually working together on a sewer system. Again, this will expire on July 5, 2030. The Planning and Zoning Board had their public hearing and they recommended approval. This will come before the Board on October 21st to take action.

FINANCE DEPARTMENT

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

Guess asked the Board to waive the second read. There are two vehicles, a 2002 Chevy Impala from development and a 2005 Ford Crown Victoria from administration. These vehicles can be sent to the auction, since we have the purchased and have the Dodge Charger.

POLICE DEPARTMENT

Chief Wold spoke to Board briefly about the recent incidents on Southbound I-55 between Route 6 and Bluff Road. In the past few days twelve people have been transported to the hospital. Wold sent an email to Bridgett Bertrand, Commander of District 5, to make her aware of it and to see if there is anything else that can be done to make people aware of the traffic ahead. VP Cook stated it is dangerous and encourages our residents to slow down. Trustee Slocum stated that he has seen troopers out there but feels there needs to be more signage warning drivers. Trustee Militello suggested talking to IDOT to put in a temporary light at the frontage road west of I-55.

PUBLIC WORKS DEPARTMENT

Release of Maintenance Guarantee for Copperleaf Subdivision

Dolezal stated that the two year maintenance period for improvements in Copperleaf Subdivision ends December 20, 2013. There is a buyer for the lots currently owned by the Old Second Bank. The buyer has asked that the Village waive the remaining time of the maintenance period. We have inspected the improvements and no maintenance is required at this time. We feel it is unlikely that maintenance will be required between now and December 3, 2013. Therefore, it may be in the Village's best interest to return the Letter of Credit serving as the Maintenance Guarantee in an effort to facilitate the sale of lots to a builder. The Letter of Credit is in the amount of \$33,876

An Ordinance Amending Chapter 50 (Garbage), Chapter 51 (Sewer) and Chapter 52 (Water) of the Channahon Code of Ordinances

Dolezal stated that this proposed ordinance makes procedural and housekeeping changes to the garbage, sewer, and water sections of the Village of Channahon Code of Ordinances. Specifically, the following is intended:

Section 1: Purpose of this section is to allow the option of mailing the pre-termination of service notice as opposed to requiring in person delivery.

Section 2: Purpose of this section is the same as Section 1 but specific to the part of the code for refuse billing.

Section 3: Purpose of this section is to require copies of the inspection report of backflow prevention devices be sent to the village to show compliance as opposed to just keeping a copy onsite.

Section 4: Purpose of this section is to set a certain date before irrigation typically begins for compliance with annual inspection of RPZ's on irrigation systems. Currently we don't achieve compliance sometimes until a whole watering season has passed.

Section 5: Purpose of this section is to use the same term consistently with section 51.80 and 51.81.

Section 6: Purpose of this section is to move sewer discount to June through August as opposed to July through September to allow customers to take advantage when filling pools. A review of billing from 2010 to 2012 suggests that this shift would have resulted in a loss of around \$11,000 to \$17,000 for those years. For reference, last fiscal year's total sewer revenue from sales was about \$807,000.

Section 7: Purpose of this section is to be consistent with change made in section 6.

Section 8: Purpose of this section is to update surcharge rates not done since 1999.

Trustees Schumacher and Militello questioned the First Class mailing procedure over using a method with a return receipt. Dolezal stated that the residents are notified on the bills themselves and another one that comes as a shut off. Attorney Silverman stated he was going to talk to Dolezal about having a certificate of service prepared by whoever mails it to show exactly who it was mailed to, the date it was mailed and the location it was mailed to which is upheld in the court of law. This would give the Village an extra layer of coverage.

Additional Engineering for Waste Water Treatment Plant Supervisory Control and Data Acquisition (SCADA) Project

Dolezal stated that the Village has hired Strand Associates to perform services associated with updating our SCADA hardware and software at the Waste Water Treatment Plant. The work generally involves specifying and configuring the software and preparing a bill of materials for a System Integrator. These services were procured with a purchase order.

Since the time that the original scope of services was developed, a panel view monitor associated with the existing system has failed. Replacing the monitor is about \$2500. For an additional \$1700, Strand can program the functions of the panel view and install them on the new computer being acquired as part of the SCADA updates.

Since the additional work by Strand takes their fee above \$5000, Board approval is being sought.

Roof Replacement and Repairs on Various Utility Buildings

Dolezal stated that several of the buildings which house the Utility Division's pumping equipment and controls are in need of repair. Specifically the work includes shingle, roof, soffit, fascia and gutter repairs at Well House 2-3-5, Well House 4/Highlands lift station and Hunters Crossing lift station.

The Village contacted three contractors and received two quotes to perform this work. One was from Advantage Home Services at a cost of \$18,465 plus \$50 per sheet for roof decking and the other was from r.e. duchene at a cost of \$15,800 plus \$40 per sheet for roof decking.

This work is budgeted under line items 31-70-632 and 31-71-632.

EXECUTIVE SESSION

Appointment, Employment, Dismissal, Compensation, Discipline and Performance of an Employee of the Village of Channahon

Trustee Militello made a motion to adjourn for Executive Session for Appointment, Employment, Dismissal, Compensation, Discipline and Performance of an Employee of the Village of Channahon at 6:18 p.m. Seconded by Trustee Greco.

ROLL CALL AYES: Militello, McMillin, Schumacher, Scaggs, Greco, Slocum.

NAYS: NONE

MOTION CARRIED

**Submitted by
Patricia Perinar
Village Clerk**