

**CHANNAHON VILLAGE BOARD  
COMMITTEE OF THE WHOLE MEETING  
DECEMBER 16, 2013**

Village President Joe Cook called the meeting to order at 6:00 p.m. with Trustees Militello, Schumacher, Scaggs, Slocum and Greco present. Trustee McMillin arrived at 6:20 p.m.

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

**VILLAGE PRESIDENT**

**2013 Outdoor Home Decorating Contest Winners**

Last year the event was cancelled due to some changes with obtaining savings bonds through our local banks. Residents were upset, so we brought it back the contest. The homes that called were placed on a list and judged on Friday, December 13.

The contest was for exterior decorations only and participants were informed to have all lights, animations, and decorations activated for the judging period. The judges picked the homes which showed the most creativity and holiday spirit. The top three winners will be awarded cash prizes at tonight's meeting:

- 1<sup>st</sup> Place of \$100.00  
David and Tina Weber, 27457 Fawn Lake Court in Hunters West.
- 2<sup>nd</sup> Place of \$75.00  
Christopher and Kristen Kopper, 25314 Plainview Drive in Hunters West.
- 3<sup>rd</sup> Place of \$50.00  
Hope Murphy, 24063 Countryside Drive in Heritage Lakes.

Congratulations to all our winners and thank you to all who participated in this year's event.

**ADMINISTRATION DEPARTMENT**

**Renewal of Employee Health Insurance**

Village Administrator Joe Pena met with the Broker and employees on December 5, 2013 to discuss the Affordable Healthcare Act, the new implemented fees, the new removal date from May 1<sup>st</sup> to January 1<sup>st</sup> and the employee contribution.

The recommendations are to keep the current plan. Premiums were raised by 3.25% due to the Affordable Healthcare Act's new costs and fees. The renewal date will change from May to January, which will lock in our current rate until December 31, 2014. It will be consistent with the calendar year deductibles. The employee contribution will be raised from 10% to 13% of the monthly premium. The OPT OUT payments will be discontinued.

Trustee Greco asked if the deductible amount increased. Pena stated that it did not.

## **COMMUNITY DEVELOPMENT DEPARTMENT**

### **Resolution to Approve a U.S. EDA Grant Administration Agreement**

McMahon stated that in September 2013, the Village received approval of its grant application from the Department of Commerce, U.S. Economic Development Administration. The funds will be used to prepare sewer and water feasibility study and an economic cluster analysis for the Brisbin Road interchange area.

The Board was provided with the grant administration agreement between the *North Central Illinois Council of Governments* (NCICG), the Village of Channahon, and the Village of Minooka in the amount of \$5,000. If approved, NCICG will:

- Administer the grant to assure that all legal responsibilities are met.
- Provide day to day coordination of program activities including monitor, inspect, and examine the project to insure that all activities are being performed in accordance with applicable federal, state, and local requirements.
- Act as the coordinator for financial management services, making grant fund draw downs and seeing to timely payments.
- Submit all materials required by the U.S. EDA including an environmental review if required.
- Establish a grants management filing system, prepare and submit all necessary reports, forms, schedules, accounts, and all other documents required or requested by U.S. EDA, or other federal agency performing any audit or monitoring activity for program compliance.

The Villageø agree to authorize payment for administrative services under the agreement to NCICG in the amount of \$5,000 divided as follows:

- Village of Channahon - \$1,250
- Village of Minooka - \$1,250
- U.S. EDA Grant - \$2,500

VP Cook asked when McMahon anticipated to move forward on this project. McMahon believes that we are ready to go this week.

### **Channahon Township Parking Lot Site Plan**

McMahon stated the Channahon Township is proposing to construct a parking lot on the east side of the Assessor/Township Hall to reduce the congestion they are experiencing from the Road Department, Assessorø Office and Senior Citizen functions.

The Township has a lease with the IDNR for a 100 x 500 foot area to construct the proposed parking lot. The lot will be paved with concrete bumper stops. Lighting will be provided from wall mounts and directed downward to minimize light run off. No drainage or landscaping is required. The Villageø engineering has approved the civil engineering plans. Visuals were provided for the Board.

Mike McMillin, from the Township, was present to speak to the Board. The lot would benefit the senior citizens who use the facility, along with the employees from the assessor's office and road department. It would also be used when voting takes place at the facility.

### **AT&T Cellular Tower Concept Plan**

McMahon stated that National Wireless Ventures, LLC representing AT&T is proposing to erect a cellular tower at 24694 W. Knapp Street. The five acre parcel is owned by the Village of Channahon and is currently vacant open space.

#### Adjacent Zoning:

North:	R-1 Single Family
South:	R-1 Single Family
East:	R-1 Single Family and C-4 Automotive
West:	R-1 Single Family

The property's current land use designation in the Comprehensive Land Use Plan is Environmental Corridor.

AT&T wishes to erect the cellular tower in this location due to the lack of coverage in the immediate area. To maximize coverage, AT&T wants to erect the tower to a height of 150 feet with an additional 90 feet of antennas and a lightning rod. The proposed monopole will be free standing, with the ability to accommodate up to two additional cellular services providers. The equipment shelter will be located directly beneath the tower and will be constructed of a solid masonry material (no design details have been provided). The shelter will be enclosed with a wrought iron fence and ample landscaping.

The proposed location is approximately 125 feet from Knapp Street, 330 feet from the nearest residence to the east and over 400 feet from the nearest residence to the west. With these distances, the tower meets the required setback of 150% of its height from any residentially zoned lot or building set backline.

The site for the proposed facilities is zoned R-1 Single Family. Per the Village code "Towers and PWF located on publicly-owned land not being used for residential purposes are permitted in any zoning district by special use authorization."

The Village Telecommunication Ordinance sets a maximum height of 80 feet in this district. Thus, the ordinance will have to amend or a variance granted through the Special Use Permit to allow the tower to be approved at the 159 foot height.

For this project to move forward, it would require either a modification of the Telecommunication Ordinance or approval of a variance through the Special Use Permit process. The Village Attorney is currently reviewing the information to make a determination of the course of action.

On December 9, 2013, the Planning and Zoning Commission reviewed and discussed the Concept Plan. Eight residents attended the meeting and all spoke out against the location and height. No Planning Commissioner spoke out against the proposal.

McMahon provided a number of visuals for the Board and guests to view.

John Quinn from AT&T was present to speak to the Board. Quinn gave statistics showing the demand and need for the service in our area. This particular sight would help to fill the gaps in coverage. Quinn stated the need for schools, public interest, hospitals, health care, and public safety usage.

Trustee Schumacher wanted to know the information gathered on the Environmental and Wetlands study. Bob Stapleton has them and will make them available and share them with the Board.

Trustee Scaggs asked if the top 40 feet could be covered with greenery. Quinn said they call that stealthing. Downside of stealthing is that it only allows AT&T on that tower so no additional carriers are able to go on that pole. There are also other limitations with stealthing.

Trustee Schumacher asked how this location is good for other carriers. Quinn said he does not have any information on that but would guess, based on his company's need, that other companies will have the need as well. Trustee Schumacher also stated that the visuals provided are all with trees in bloom and not in the current bare state they are in. It looks different than it would look now.

Trustee Slocum wanted to know if they had looked at other options, since there are other options available. DAS technology using smaller antennas which can be done without the large antenna are available. Quinn stated that other alternatives are available but for optimal coverage based on customer needs and demands require a large antenna. DAS has areas where those work best but in this area it is not what is needed to meet the demand.

Trustee Militello pointed out that AT&T has looked at a number of different locations.

Trustee Schumacher stated she called Willow Springs Police Department because she has seen the one behind their building and wanted get a comparison to the size being proposed in our area. She stated that it is still this huge, grey tower and that would be in someone's backyard, at this point, in a residential area. Residents in the crowd verbally thanked her for her comments. VP Cook thanked Quinn for coming to the meeting. Quinn thanked the board for giving him the opportunity to speak.

\*\*Before the meeting was adjourned, Trustee Slocum mentioned he felt like the Board left the AT&T issue unresolved. Trustee Slocum wanted to know if there was any Board support for the AT&T tower.

Trustees Greco and Scaggs said they would like to get more information and look into alternatives. Trustee Schumacher would like to see the Wetlands and Environmental studies. She does not like this location but believes other options are a better alternative.

Trustee McMillin stated he fears it is going to look like the one on Ridge Street. He was wondering if a possible alternative would be for them to run it up the center of the ComEd Highline Towers.

Trustee Militello said she did not want it to be another two years. In this day and age we are losing business because businesses want to come in and have high speed internet and cell coverage. This has been going on for 2½ years. At this point something needs to be done or we will keep driving businesses away.

Trustee Slocum stated he did not like the location. He felt it was a recreational, environmental area close to a residential area.

Bob Stapleton arrived late before the meeting adjourned and spoke to the Board.

Stapleton with National Wireless Ventures, LLC, stated they have worked long and hard trying to figure out a location that would be suitable for everybody. This is not just one location. Six new locations were just approved by the Joliet City Council. As an overall investment in the entire area, this is anywhere from a 15 to 20 million dollar investment that companies make.

Stapleton also gave information regarding the quick growth of technology and the reasons for the need. He stated the property they are looking at to place the towers is where they can put the money back into the community. The property in Channahon belongs to the Village. The tower would be a way of making some good use from that land. The goal is to keep the tower away from the community as much as possible. It would be roughly 125 ft. off of Knapp St., well over 200 ft. from the nearest residential home, and we are designing it so other carriers can use the tower as well. Trustee Militello asked Stapleton to share with the Board the other locations he has looked at in Channahon. Stapleton went over all the other areas looked at and reasons they did not go there.

Trustee Slocum said it is the people who live by the proposed area who are being impacted because it will lower the values of their homes. Stapleton stated that other areas are requesting it to be in their backyard so they can have the coverage.

VP Cook asked why build a tower so high at a low elevation rather than building a shorter tower on higher ground. Stapleton stated that this sight is one that connects to another sight with flexibility to have other carriers to come on board. A higher tower allows more flexibility for other carriers to come on which would benefit the Village.

## **FINANCE DEPARTMENT**

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

The Village has one vehicle that is totally unrepairable and of no use to the Village. Two bids have been secured to haul way and scrap the vehicle.

The two bidders were Lockport Salvage and I-55 Salvage. The highest bidder is I-55 Salvage at \$600.00.

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

The Village has two snow plow trucks that we want to send to the Manheim Auto Auction for sale on Tuesday, December 17, 2013. The Village has already ordered two new snow plow trucks that we should be in receipt thereof shortly.

### **Renewal of the Village's General Liability and Workman's Compensation**

Mike Alesia of Mesirow Financial will be present to apprise the Village Board of the upcoming renewal of the General Liability Policy thru Argonaut Insurance Company. The initial quote of \$79,247.00 represented a 40% increase. After meeting with Joe Pena and Robert Guess on December 3, 2013, Alesia will be bringing a revised premium rate to the meeting.

On the Workmen's Compensation policy, the renewal quote of \$302,800.00 represents an increase of 78% from the previous year's premium of \$170,383.00. There were no other bidders on the workmen's compensation policy.

Alesia spoke to the Board about the current policies available to the Village. The Village is dealing with an increase due to previous and current liability claims with the Village. The Village is following all safety guidelines but has had a string of bad luck with accidental incidents. Once the Village has a minimum of three years of lesser claims, the premiums will be less. VA Pena stated the Village has taken steps to help increase Safety. Pena spoke to the Board about steps the Village has taken regarding Safety.

Trustee Greco wanted to know if individuals with current claims could go back to work on light duty and if that would help decrease the costs. He was told that the cost would remain the same. Greco also asked what the Village would get with the higher premium costs besides coverage and would they be offering safety audits and training. He was told that they do include safety training and seminars and are specific to Channahon.

Trustee Militello stated the most beneficial methods to lower premiums is to have changes made in our state laws.

## **POLICE DEPARTMENT**

No Formal Items for Discussion.

## **PUBLIC WORKS DEPARTMENT**

### **Approval of Various Contracts and Purchases for Waste Water Treatment Plant Supervisory Control and Data Acquisition (SCADA) Project**

- **Wunderlich Malec proposal for PLC Replacement**
- **Purchase of Software from Hach**
- **Purchase of Software from Wonderware**

We are currently working on a project to update the SCADA system at our waste water treatment plant. The current system uses a computer that needs to be replaced. The existing software and hardware are not compatible with current computer operating systems and architecture, therefore this project was undertaken to modernize the system.

The following items are to be considered for approval:

1. PLC Replacement- Contract with Wunderlich-Malec in the amount of \$32,100.
2. Upgrade Software and Licenses- Purchase from Wonderware in the amount of \$10,318
3. Upgrade Software and Licenses- Purchase from Hach in the amount of 18,940

The project budget is \$90,000. The anticipated project cost, now that actual pricing has been solicited, is \$76,000. In addition to the three items above, other software and materials will be purchased for the project through the Village's Purchase Order procedures.

\*\*Discussion continued before the meeting adjourned in regards to the AT&T Cellular Tower Concept Plan.

The Committee of the Whole meeting was adjourned at 7:04 p.m.

**Submitted by  
Patricia Perinar  
Village Clerk**