

**CHANNAHON VILLAGE BOARD  
COMMITTEE OF THE WHOLE MEETING  
February 3, 2014**

Village President Joe Cook called the meeting to order at 6:00 p.m. with Trustees Militello, Schumacher, Scaggs, McMillin and Greco present. Slocum was not present.

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.

**ADMINISTRATION DEPARTMENT**

**NIMEC Electrical Rates**

The Village has participated with the Northern Illinois Municipal Electric Cooperative (NIMEC) for the last several years in an effort to keep our municipal rates down. In discussion with NIMEC's Executive Director David Hoover, he has advised that all indications are that power rates will be increased to around 15% above our current 4.42¢ per kwh.

As always, NIMEC actually begins their search for the best rate on February 1<sup>st</sup> and can wait as long as March 31<sup>st</sup> to make its recommendation. Once they secure the rate, we have 12 hours to decide. Hoover also suggests that because of the potential rate increase, they may also offer a 36 month option.

If we wish to participate, I would need the Board's authorization to accept the bid, and time frame, up to 36 months, on behalf of the Village.

**COMMUNITY DEVELOPMENT DEPARTMENT**

McMahon gave the Board an update on a few projects:

The Water/Sewer Cluster Analysis - RFQ proposals Material Services/Keystone Development ó They did close on the property and secured a mining group. He will submit a letter to the Board with formal and future plans. VP Cook asked McMahon to check that everything is in compliance with the agreement and special use permit.

Housing ó A listing of the owners of all vacant property is almost done identifying, with a data base. A letter will be sent out to inform builders of the number of lots available to build on. REO Solutions has purchased the majority of lots available in four of our subdivisions. They will be selling these lots in bulk but are not ready to sell yet. They do not plan on sitting on them for a long time. Trustee Scaggs requested McMahon inform him when he meets with this group.

Town Center ó McMahon stated he received a call from Marlin Ekhoﬀ saying he has investor lined up to buy up the vacant lots. He is very close to securing a deal with the Chrysler group. Marty Costello has informed McMahon that he has buyers as well. Trustee McMillin questioned if there was anything the Village could do to protect buyers from disreputable builders. It was stated that the buyer needs to do the homework before investing. There is nothing the Village can do to inform the buyer short of anything that is already public.

CEDC Update ó The CEDC has a booth at the Family Fun Fair this Saturday, February 8, at MCHS South. Surveys will be distributed at the event for both business and residential. Exxon Mobil donated a \$100.00 gift card for both that will be used for a drawing for all participants. Both McMahon and Norris will be at the booth along with Slocum.

**FINANCE DEPARTMENT**

**POLICE DEPARTMENT**

**PUBLIC WORKS DEPARTMENT**

**Shady Glen Day Care (Kidz Korner)**

**Steps 1, 2 and 4 Release of Maintenance Guarantee**

A guarantee for Step 3 was not applicable to this site. The Board previously accepted all public improvements with provision of the required maintenance guarantees. The maintenance period ends February 6, 2014. These guarantees are held in a single Maintenance Cash Escrow. Current MG status for this site is:

Step	<u>Current MG</u>
1	\$ 20,866.00
2	\$ 2,640.00
3	\$ 0.00
4	<u>\$ 1,077.00</u>
All Steps	<b>\$ 24,583.00</b>

In accordance with Subdivision and Development Regulations, the developer has requested the Village to release the current MG associated with Steps 1 (Grading & Utilities), 2 (Basic Street) and 4 (Landscape & Parkway), totaling \$24,583.00. Public Works Staff has inspected constructed improvements and finds them in good condition. Staff will be requesting a motion to release the Maintenance Guarantee cash escrow for Steps 1, 2 & 4 of this subdivision.

VP Cook questioned whether there was room for them to more parking in at this location to avoid the street parking.

**Channahon Town Center Unit 2A Steps 3 and 4 Release of Maintenance Guarantee**

The Board previously accepted all public improvements with provision of the required maintenance guarantees for Steps 3 & 4. The maintenance period ends February 1, 2014. These guarantees are held as a single Maintenance Bond. Current MG status for this subdivision is:

Step	<u>Current MG</u>
1	\$ 0.00
2	\$ 0.00
3	\$ 20,188.00
4	<u>\$ 17,312.00</u>
	<b>\$ 37,500.00</b>

In accordance with Subdivision and Development Regulations, the developer has requested the Village to release the current MG associated with Steps 3 (finished street/ surface asphalt) and 4 (landscape/parkway) totaling \$37,500.00. Public Works Staff has inspected associated improvements and finds them in good condition. Staff is requesting a motion to release the Maintenance Guarantee bond for Steps 3 & 4 of this subdivision.

**EXECUTIVE SESSION**

Trustee Schumacher made a motion at 6:10 p.m. to enter into Executive Session for Appointment, Employment, Dismissal, Compensation, Discipline and Performance of an Employee of the Village of Channahon. Seconded by Trustee Scaggs.

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

**NAYS: NONE**

**MOTION CARRIED**

**ABSENT: Slocum**

The Committee of the Whole meeting was adjourned at 6:20 p.m.

**Submitted by  
Patricia Perinar  
Village Clerk**