

**CHANNAHON VILLAGE BOARD  
COMMITTEE OF THE WHOLE MEETING  
OCTOBER 20, 2014**

Village President Joe Cook called the meeting to order at 6:03 p.m. with Trustees Greco, McMillin, Militello, Schumacher, Scaggs and Slocum present.

Also present were Village Administrator Thomas Durkin, Village Attorney Dave Silverman, Police Chief Jeff Wold, Director of Public Works Ed Dolezal, Director of Community Development & Information Systems Mike Petrick, Finance Director Heather Morandi and Village Clerk Patricia Perinar.

**ADMINISTRATION DEPARTMENT**

**Intergovernmental Personnel Benefits Cooperative by Arthur J. Gallagher**

Village Administrator, Tom Durkin, gave the Board a brief description of the Health Insurance Plan he would like the Board to consider for the Village employees. The current plan is a yearly plan which is up for renewal on January 1<sup>st</sup>.

Durkin has been investigating other insurance options and feels the best insurance option is membership in the IPBC. In Durkin's opinion, membership in this group will give the Village the best opportunity to stabilize health insurance costs including employees' costs, as well as, stabilize the benefits provided to the employees. He provided the Board with both a packet and visuals for the Board to look at as he went over the information he had which included the health plan design.

Gregg Aleman, a representative for the Intergovernmental Personnel Benefits Cooperative, spoke to the Board about the program.

What is the IPBC?

- " Intergovernmental Agreement
- " Allowed by the State, Regulated by the DOI and DOL
- " Financial vehicle
- " Conservatively funded and reserved
- " Preserve plan design and vendor selection freedom
- " Managed by the State's preeminent public sector vendors
- " Fully transparent
- " Stable, Budgetable and Predictable

Village President Cook asked whether the Village would be approved to be part of the program. Aleman stated that the EWBC subpool of the IPBC has already agreed to accept the Village of Channahon into the subpool and therefore the cooperative. Aleman fielded questions from Board members Slocum, McMillin, Greco, and Cook.

Durkin informed the Board that he did receive a voicemail today from the Village's current broker about our current health insurance plan stating there would be an 8.37 increase for next year.

Channahon Police Officer and Union Representative Kevin McRaven, voiced the unions concerns regarding changing insurance providers. He stated they would prefer to stay with the current plan where the cost is not put on the Village employee. Dialogue continued between the police officers that were present, VA Durkin, and IPBC Representative Aleman.

## **COMMUNITY DEVELOPMENT DEPARTMENT**

### **Far West Infrastructure Feasibility Study**

DCD&IS Mike Petrick informed the Board that the Villages of Channahon and Minooka commissioned a study, with matching funds provided from an EDA grant, to assess the feasibility and design of utility infrastructure in the greater area surrounding the I-80 and Brisbin Road interchange. Strand Associates, Inc. and Robinson Engineering Ltd. worked collaboratively to complete the document.

Chris Ulm of Strand Associates, Inc. and Jim Czarnik of Robinson Engineering Ltd. were present to discuss the findings of the study. Topics include site location and anticipated uses, water & sanitary utility routes, opinion of probable costs of construction, financing options, and options for operation of utility systems. Throughout the presentation visuals were provided for all Board members to see.

Village President Cook asked questions regarding flows and feasibility of the sewage treatment plant. He also questioned the financing options suggested for the project. Dolezal briefed the Board on the development and options for the project.

The Board is aware that the possible project needs to be investigated further before the Board can decide what step or steps need to be taken to get this developed for the future. VA Durkin stated that he would reach out to Minooka's Village Administrator Dan Duffy to set up a meeting.

### **Town Center Elderly Living Development**

DCD&IS Mike Petrick informed the Board that the nonprofit sponsor contemplates the development of an independent senior rental community consisting of 36- 48 units comprised of 1 and 2 bedroom homes featuring hard resilient floors, washer/dryer, window treatments, all kitchen appliances, high-speed internet connection, ceiling fans in the living room and bedrooms and a key pad entry system with terraces.

The property will also feature on-site management and maintenance, fitness center, computer center and wellness center. The building elevations will not exceed 3 stories. Each building is 12 units, with 3-4 buildings possible for the site, depending on analysis of drainage needs.

The Town Center PUD has an area designated on St. Ann property for development of elderly living. Provisions in the Town Center annexation agreement allow for development of the elderly living area to be developed without further subdivision.

The Planning and Zoning Commission heard the initial presentation of the development on October 13, 2014, but with no official site plan yet to review there was no official recommendation at this time.

James ðJimö Roberts, with Buckeye Community Hope Foundation, spoke to the Board briefly about the development. He provided a few visuals of the plans for the development and would like the support of the Village to continue investigating the Town Center Elderly Living Development concept. Mr. Roberts fielded a few questions from Trustee Schumacher and VP Cook regarding whether the units would have subsidized rent and whether priority would be given to Village residents.

Mr. Roberts will continue to work with Petrick as he continues investigating the concept.

### **FINANCE DEPARTMENT**

#### **An Ordinance Authorizing the Sale of Certain Personal Property Owned by the Village of Channahon – 1<sup>st</sup> Read**

Finance Director Heather Morandi stated that this ordinance will allow the Village to sell a truck that is no longer needed by public works and that the Board would need to waive the 2<sup>nd</sup> read.

### **POLICE DEPARTMENT**

Chief Wold thanked the police officers for coming to the Board meeting and voicing their concerns. He also thanked the Board for listening to their concerns.

### **PUBLIC WORKS DEPARTMENT**

#### **Whispering Oaks Subdivision Step 4 – Release of Maintenance Guarantee**

Dolezal stated that this guarantee is held with a Cash Escrow Maintenance Agreement with an expiration date of October 2, 2014.

In accordance with Subdivision and Development Regulations, the developer (bank) has requested the Village release the maintenance guarantee in the amount of \$47,658.00. Public Works Staff has inspected constructed improvements and finds they are complete and in good condition.

#### **SouthField Church – Improvement Completion Guarantee Reduction Request**

Dolezal stated that all guarantee amounts are held as with a Cash Escrow Improvements Agreement. In accordance with Subdivision and Development Regulations, the developer has requested a reduction to the improvement completion guarantee for improvements associated with Steps 1 (Underground), 2 (Basic Roadway), 3 (Finished Roadway) and 4 (Landscape & Walkways). The reduced amount would equal the maximum allowable reduction to 20% of the original guarantees for those steps. Staff has inspected improvements and confirms they are not less than 95% complete.

#### **2014 Bituminous Surface Treatment Project Change Order**

Dolezal stated that this change order represents final quantity adjustments and liquidated damages assessment which result in a net savings of \$8,599.00. These changes generate a decrease of the original contract cost, \$58,331.50, to a final contract cost of \$49,732.50

#### **Purchase of Replacement Pickup Truck for Public Works**

Dolezal stated that the purchase of one 2015 Ford F350 pickup truck with snow removal equipment is proposed under our vehicle replacement program. This pickup will replace pickup

truck #20 which is a 2003 F250 with over 132,000 miles. The new F350 will be purchased through the Suburban Purchasing Cooperative program, contract #143 through Currie Motors Fleet of Frankfort, IL.

The Village budgeted \$37,000.00 in line item #11-53-631.000, the total cost for the pickup will be \$36,805.00

**Hunter's Crossing 13 and 14, Completion of Agreement**

Dolezal stated that they are very close to finalizing the agreement.

**POLICE PENSION**

- Police Pension Actuarial
- Tax Levy Demand Letter
- Annual Report to the Municipality

This was tabled until the next Board meeting.

The Committee of the Whole meeting was adjourned at 8:00 p.m.

**Submitted by  
Patricia Perinar  
Village Clerk**