

**CHANNAHON VILLAGE BOARD
COMMITTEE OF THE WHOLE MEETING
JANUARY 5, 2015**

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

Also present were Village Administrator Thomas Durkin, Village Attorney Jean Kenol, 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.

VILLAGE PRESIDENT

Letter of Commendation for Channahon Police Officer

Village President Cook recognized Officer John Blough for exemplary police work during a recent traffic stop. Police Chief Wold stated that on Dec 21st at midnight, Officer Blough observed a suspicious vehicle on U. S. Route 6 and Bell Road. Officer Blough subsequently conducted a traffic stop on the vehicle, Officer Carlson assisted. On initial approach, after speaking with the occupants, Blough's observations and intuition lead him to believe something was odd with the situation. He immediately felt the female passenger was in some sort of danger. He also determined the male driver was giving a false identity.

While further investigating, Officer Blough observed injuries and lacerations to the female passenger's face. Speaking with her, he determined she was dazed and confused.

A few minutes later, Wescom advised Ottawa Police stated the passenger's mother contacted them regarding a domestic incident involving the occupants. The female passenger was texting her mother stating the driver was refusing to let her out of the vehicle. The passenger's cellular phone pinged at Route 6 and Bell Road.

Officer Blough learned from the passenger that she was thrown off of a two story balcony by the driver, in Joliet. Channahon EMS arrived on scene and transported the female to the hospital for her injuries.

Based on the information we received, Officers Blough and Carlson placed the driver under arrest for domestic battery. After they determined the true identity of the driver, they discovered he had two active warrants for his arrest. One of the warrants was a Department of Corrections warrant for violating his parole for a previous assault.

Since the battery occurred in Joliet, custody of the offender was transferred the Joliet Police Department. Joliet police advised the offender was charged with: aggravated domestic battery, domestic battery, unlawful restraint, and interfering with reporting a domestic.

Officer Blough later spoke with a witness, who stated she truly believed the male intended to kill the passenger that evening.

Officer Blough's actions led to a violent criminal being removed from the streets, while also assisting a battered victim to get the help and treatment she needed. His actions helped solve one crime, while more than likely preventing a more serious crime from being committed. Although Officer Blough is humble and will say, "I was just doing my job," he went above and beyond the call of duty to bring this incident to the best possible conclusion. Officer Blough deserves to be recognized for his actions on the evening of December 21st. I will be issuing him a letter of commendation at our next department meeting on February 2. Officer Carlson was the Officer in Charge that evening and assisted with this incident, his efforts will also be recognized.

This was a great piece of police work by Officers John Blough and Dustin Carlson.

Village President Cook stated that this is just another example of the fine police department that we have here in the Village of Channahon. He went on to thank Officer Blough, along with all the other officers, for the exemplary job they do in the police department and for making Channahon the safest place in Will and Grundy County.

ADMINISTRATION DEPARTMENT

Agreement to provide for the Financing of Public Improvements between the Village of Channahon and Certain Taxing Districts for the Development of Property generally located at the Northeast Corner of Bluff Road and I-55

Village Administrator Durkin provided the Board with a packet regarding the IDI. He stated that after a significant amount of discussion with Channahon School District 17 and Minooka High School District 111 over the past several months between Village and School District staff and respective counsel, the attached is a final draft of an Intergovernmental Agreement between the Village of Channahon and certain taxing districts (Will County Forest Preserve District, Channahon Township, Channahon Fire Protection District, Channahon School District 17, Minooka High School District 111, Community College District 525, Channahon Park District, Three Rivers Library District and the County of Will) to provide for the financing of public improvements for the development of property at the northeast corner of I-55 and Bluff Road.

As you may recall, IDI is proposing to develop the northeast corner of I-55 and Bluff Road into the Channahon Corporate Center. IDI has conceptually proposed up to 4 buildings of approximately 500,000 square feet in size to be constructed on the site over a 10 year period. The development of this land requires that improvements be made to the I-55/Bluff Road interchange along with the extension of Village water services to the property.

The proposed improvements to the I-55/Bluff Road interchange incorporate safety, capacity and modernizations elements. Separate left turn and right turn lanes would be provided on both interchange off ramps to improve capacity and reduce ramp backups. Similarly, dedicated left turn lanes would be provided on Bluff Road at the ramp intersections to reduce conflicts with thru traffic on the Bluff Road corridor. Traffic signalization and geometric modifications would be provided at both off ramp intersections to improve safety and increase efficiency for all movements, including trucks. Traffic signal interconnection would be installed to allow the coordination of the operations of two signalized intersections and maximize the capacity at both locations. Geometric improvements to both frontage road intersections would also provide dedicated left turn lanes on Bluff Road and increase curb radii to facilitate more efficient vehicle and truck turning movements.

A 16" water line would be installed from the Bluff Road water tower to the site. A major expense of that project includes boring under Interstate 55.

Current cost estimates of the interchange and water line extension are approximately \$4,200,000 (\$3,200,000 for interchange improvements and \$1,000,000 for water main extension).

It is proposed that the Village of Channahon issue 15-year general obligation bonds to fund the off-site improvements. The annual debt service for the bonds would be approximately \$375,000. To cover the annual debt service, tax abatements from the affected taxing bodies are proposed along with a property recapture for those properties benefitting from the improvements.

The proposed tax abatement schedule contemplated in the agreement consists of the affected taxing bodies rebating back to the Village a portion of their property taxes that will cover the annual debt service. The schedule proposed is as follows:

Building 1: Ten year abatement with the first year (partial assessment) abated at 100% and years two through nine being abated at 50%.

Buildings 2-4: Five year tax abatement for each building with the first year (partial assessment) abated at 100% and years two through five being abated at 50%.

Attached is an exhibit that shows the projected tax abatement revenue as well as the amount of taxes retained by each taxing body over the 15 year bond period.

A recapture of \$2,500/acre is proposed to be placed over approximately 451 acres that would benefit from the interchange improvements. This includes the IDI property which would contribute \$296,550 to assist in paying off the bonds. This is an unreliable source of revenue, however, and should not be considered as a primary source of revenue to pay off these bonds.

Because of timing when the bonds are issued, when buildings are constructed and fully assessed and when recapture payments are paid, there may be years when tax abatement revenues may not be sufficient to pay the annual debt service. The Village may need to provide an additional source of revenue to cover that gap(s).

He wanted to bring it to the Board to review and allow them to ask questions that they may have. A discussion took place as to when voting should take place.

COMMUNITY DEVELOPMENT & INFORMATION SYSTEMS

RFQ's for Bridge Street Multi-Use Path

Director of Community Development & Information Systems Petrick informed the Board that the RFQs are back and that the Village received three back from Strand, Robinson, and HR Green. We will be going through the review process and invite any elected officials who would like to join the review process to let Petrick know. Petrick stated he would provide all the Board members with a copy of the RFQs. We can review the RFQs and make a decision on the selection criteria. Following that we can ask for a price from the selected firm and put that into the budget, if the Board is comfortable with that.

Jim Roberts Update on Town Center Senior Living Project

Mr. Roberts gave the Board a status report on the Town Center. He informed the Board of the Preliminary Project Assessment to the Illinois Housing Authority. They are anticipating hearing back from IDA around mid February. If they accept the site as a senior development, they will make a full application to the agency for funding by March 31st. In the interim they have been meeting with the diocese with respect to the land. He feels that they have made reasonable progress and that the diocese has expressed an interest in wanting to reconcile their open issues with their existing development annexation agreement with the Village. He has come up with a proposal to help them with that. He will be meeting again with the diocese again this Thursday. Mr. Roberts stated that he will continue to work with Mr. Petrick and to keep him posted on the project.

Village President Cook stated he feels the Village need to keep pressure on the diocese to fulfill the obligation they promised the Village.

DCD&IS Petrick informed the Board that the housing summit with the developers, landowners, and realtors is scheduled for February 27th - Details are to come. The Village has submitted its Tree City USA application for the 18th year and has not received it back yet.

FINANCE DEPARTMENT

Director of Finance Morandi gave the Board an update on the RFP that was sent out for the financial software.

POLICE DEPARTMENT

Hiring of Officers Update

Chief Wold updated the Board that the police department is looking to hire two officers for the two that left. The police department will be accepting applications until the end of January. By looking at the number of applications that have been taken out, he is hoping to have approximately a hundred test takers on February 14th at the South Campus.

PUBLIC WORKS DEPARTMENT

Well No. 3 Motor and Pump Replacement

Director of Public Works Dolezal informed the Board that as described previously, Well 3 lost pumping capacity last year. As a result, a contract was entered into with Great Lakes Water to remove the pumping equipment and assist the well. The pumping equipment has been removed from Well 3 and the well has been televised to assess its condition. After review of the televising record and discussion with the contractor and Strand Associates, it is recommended to attempt to improve the well performance by mechanical brushing and install new pumping equipment forty feet deeper. Forty-five thousand dollars was budgeted for work on this well. This work will exceed the approved expense. Staff is requesting the Board's approval of this proposal.

Public Works Administrative Assistant Position

Dolezal stated Public Works Administrator Assistant, Diane Cook, has decided to take advantage of the early retirement being offered by the Village. Her last day will be April 30, 2015. She will be missed but if anyone deserves to retire, it would be her. Dolezal has spoken with Durkin about putting together some documents to advertise and hopefully fill that position so that the position will be filled a few weeks prior to her retirement.

The Committee of the Whole was adjourned at 6:38 p.m.

**Submitted by
Patricia Perinar
Village Clerk**