

**CHANNAHON VILLAGE BOARD
SPECIAL BOARD MEETING
August 24, 2015**

Village President Missey Moorman Schumacher called the meeting to order at 6:00 p.m.

Hayden Host led the Board in the Pledge of Allegiance.

Roll call was taken with Trustees Greco, Host, Militello, Scaggs, Slocum and McMillin present.

Also present were Village Administrator Thomas Durkin, Director of Community Development & Information Systems Mike Petrick, Director Public Works Ed Dolezal, Village Attorney Dave Silverman and Village Clerk Patricia Perinar. Finance Director Heather Wagonblott and Chief of Police Jeff Wold were not present.

PUBLIC COMMENT

VP Moorman-Schumacher stated she would recuse herself from this discussion and turn the meeting over to Trustee Greco.

Channahon Resident, Tina Dames of 24267 Ford Road

Mrs. Dames asked to speak to the Board regarding the rezoning of the property adjoined to hers. She spoke of the flooding of the property and that a current structure is not a permitted one. Mrs. Dames went on to read the State of Illinois stipulations and flood plain management guidelines. She is concerned about possible pollution due to gasoline going into the lake. She stated that the only reason that the rezoning is taking place is for a building that was never permitted to begin with.

Channahon Resident, Dennis Bubinas, 24545 S. Ford Road

Mr. Bubinas addressed the Board to state that he has a loan with the VA which checked the property thoroughly and found no problems with the property. He stated he has no intention of raising chickens.

Channahon Resident, Janet Moorman, 25715 S. Blackberry

Mrs. Moorman wanted to know if this is a done issue or if it can be tabled. Attorney Silverman stated that all personal issues need to be set aside and a decision of what is the best zoning for the property is what needs to be considered. It could be tabled if the Board decides it needs to be tabled.

Trustee Greco asked Mike Petrick to give a brief summary of what occurred at the Planning and Zoning meeting regarding this discussion, whether it passed unanimously, and the reasons for the rezoning.

Trustee Slocum asked Mrs. Dames what her major concern regarding the rezoning of the property is. He is hearing different arguments. Mrs. Dames' major concern is that the structure sits on a flood plain which was not permitted and should not be there. Anything that is kept in that garage can pollute the lake if there is a flood.

Other Trustees asked questions pertaining to the issue. Trustee Slocum asked Mr. Bubinas to share with the Board what he plans to do with the property. He stated that if something happens to the structure, he would like to build a taller structure with a lift. He would like the option to put a lift in

the building in the future. He also stated that there have been no police calls to the property for loud noises.

Trustee Militello stated that after the flood that occurred back in the 90's FEMA was out here and designated which structures should be torn down. Also where buildings should and should not occur. If the property cannot be built on you cannot have flood insurance which Mr. Bubinas does have.

Trustee Host reiterated Mrs. Dames' concerns stated today and told her that no matter what happens at today's meeting that could still occur. The structure would still be able to be repaired if something was to happen to it. She believes no matter what we do today, the Board will not be able to relieve her fear because he would still be able to repair the structure.

All Board members were in agreement that they would be able to vote on this issue tonight.

Discussion/Consider Approval – Award 2015 MFT Road Maintenance Project

Public Work Director, Ed Dolezal informed the Board that the Channahon Road Maintenance Project includes patching, resurfacing and reconstruction of road pavements along with repairs to all public improvements within that pavement's right-of-way. This work typically includes repairs to storm, sanitary and water main structures, sidewalks and curb and gutter. Fieldstone Path, Fieldstone Court, Cricket Court, Stonebriar Way, Woodbriar Way and Spur Court will receive resurfacing work this year along with minor patching on Burr Road. This project is funded from a combination of State MFT funds and Local funds. Bid Opening was held August 20, 2015 with four bids submitted. Austin Tyler Construction was the lowest responsible bidder at \$269,734.37; PT Ferro bid \$288,512.37; D Construction bid \$313,039.96; and Gallagher Asphalt bid \$387,052.90. This work was estimated to cost \$327,130.90 with a budget of \$327,300.00. To date, three other road projects have been completed with a net surplus of \$1,334.03.

Trustee Greco made a motion to award the 2015 MFT Road Maintenance Project to Austin Tyler Construction in the amount of \$269,734.37 contingent upon IDOT approval and no receipt of protests. Seconded by Trustee Scaggs.

ROLL CALL AYES: Host, Greco, Militello, Scaggs, Slocum and McMillin.

NAYS: NONE MOTION CARRIED

Discussion/Consider Approval – 2015 Road Maintenance Material Testing Proposal

Public Work Director, Ed Dolezal informed the Board that Quality Assurance testing will be provided on concrete, base course and asphalt at the plant and on site in conjunction with the 2015 Road Maintenance Project and as required by IDOT. Concrete testing will be performed on replacement curb and gutter. The concrete will be tested for air entrainment and water content along with compression testing of cylinders to determine concrete strength. Non-destructive testing for base course, patching, and asphalt courses will use nuclear gauge testing. The nuclear gauge testing will determine if the density or compaction of the asphalt binder and surface meets the standard for that material. This work was estimated and budgeted to cost \$15,000.00.

Trustee Slocum made a motion to accept the 2015 Road Maintenance Material Testing Proposal from Midwest Testing Services in the amount of \$14,840.00. Seconded by Trustee Greco.

ROLL CALL AYES: Host, Greco, Militello, Scaggs, Slocum and McMillin.

NAYS: NONE MOTION CARRIED

Discussion/Consider Approval – An Ordinance of the Village of Channahon, Will and Grundy Counties, State of Illinois Rezoning Certain Property from R-1 to A-2, 24545 S. Ford Road (PIN # 04-10-08-300-021-0000)

Trustee Militello made a motion to approve an Ordinance of the Village of Channahon, Will and Grundy Counties, State of Illinois Rezoning Certain Property from R-1 to A-2, 24545 S. Ford Road (PIN # 04-10-08-300-021-0000). Seconded by Trustee Host.

ROLL CALL AYES: Host, Greco, Militello, Scaggs, Slocum and McMillin.

NAYS: NONE MOTION CARRIED

REPORTS & COMMUNICATIONS FROM VILLAGE OFFICIALS

Trustee Slocum: Trustee Slocum gave the Board an update of the Business Retention and Expansion. Over the course of the past 2 months, there has been 9 onsite visits made and a total of 15 surveys have been collected. They are still on track of reaching our goal of visiting 15% of local businesses by October 31st. There have been several findings and key themes that have been identified from that data collected at this point.

Out of 42% of businesses who stated that there are plans for expansion, 88% said that the location for the expansion will be Channahon. 78% of the businesses have introduced new products/services in the last five years. Only 42% said there are new product/services anticipated in the next two years. Only 11% of businesses reported using social media as a way of marketing their products/services.

The top answers for "What are the community's strengths as a place to do business" was:

1. Small town neighborhood feel
2. Controlled growth

The top answers for "What are the community's weaknesses as a place to do business" was:

1. Lack of rooftops
2. Lack of retailers
3. High taxes
4. Cost of living/doing business

Mr. Durkin stated that a business contacted him to have a meeting because they are considering expansion. VP Moorman Schumacher stated many of the business owners do live in the area and quality of life is important to them. She also mentioned that we have a lower sales tax than surrounding areas. At the last business retention meeting, a request was made to come up with an email list to send out meeting agendas to the local businesses. This would allow for more regular feedback.

Adjournment

Trustee Slocum made a motion to adjourn at 6:20 p.m. Seconded by Trustee Host.

ROLL CALL AYES: Host, Greco, Militello, Scaggs, Slocum and McMillin.

NAYS: NONE MOTION CARRIED

**Submitted by
Patricia Perinar
Village Clerk**