

**CHANNAHON VILLAGE BOARD
COMMITTEE OF THE WHOLE MEETING
March 21, 2016**

Village President Missey Moorman Schumacher called the meeting to order at 6:00 p.m. with Trustees Greco, Militello, Scaggs, Slocum, and McMillin present. Trustee Host was absent.

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

VP Moorman Schumacher informed everyone present that anyone who speaks at the meeting shall be deemed to have given his/her consent to the recording of their likeness and speech. This meeting is being recorded.

VILLAGE PRESIDENT

CJHS 2016 IESA Wrestling State Champion

Village President Missey Moorman Schumacher congratulated Channahon Junior High's IESA 8th Grade State Champion, Anthony Sartori, on placing 1st in State at the 135 pound weight class. She contacted IDOT and they will be providing the Village with a sign that welcomes people into Channahon, Home of the 2016 State Champion Wrestler, Anthony Sartori. Anthony was given a certificate of recognition for his amazing athletic achievement and congratulated by the Board and staff.

Village President Missey Moorman Schumacher welcomed Jessica Giangrande who is present at tonight's meeting to gather information on the community for her nursing class.

ADMINISTRATION DEPARTMENT

An Ordinance Amending the Channahon Code of Ordinances with Respect to the Village Privilege Tax on the Purchase of Motor Fuel at Retail – 1st Read

Village Administrator Tom Durkin informed the Board that at the budget workshop held on Saturday, March 12, 2016, the Village Board discussed various ways to increase revenue in order to properly fund service levels and various programs provided by the Village of Channahon. The Village has experienced a major loss of sales tax revenue with the elimination of the rebate sales tax program due to an amendment to the rules regarding the reporting of sales taxes. One of the suggestions made was to elevate the Village privilege tax on the purchase of motor fuel at retail sale.

The Board was provided with an ordinance which provides for the addition of \$.03/gallon on the sale of diesel and the addition of \$.03/gallon on the sale of all other motor fuels. These additions will result in a total Village sales tax on diesel fuel of \$.09/gallon and other motor fuels of \$.04/gallon. It is anticipated that this increase will result in approximately \$540,000 of additional revenue to the Village.

COMMUNITY DEVELOPMENT & INFORMATION SYSTEMS

Hillwood Investment Properties Concept Plan

DCD&IS Mike Petrick informed the Board that Hillwood Investment Properties is the contract purchaser of an approximately 290 acres located on the east side of Interstate 55 between Route 6 and Bluff Road (the Lewis/Marine Property). Hillwood is proposing to construct approximately 4.3 million square feet of industrial space for warehouse, distribution and/or manufacturing uses.

The property in question is currently unincorporated and must be annexed. It will also be subject to an annexation agreement. This is the first step in the approval process.

Mr. Greg Scovitch from Hillwood Investments Properties was present to speak to the Board about their plan. He gave the Board some background information on the Hillwood Investment Properties along with information regarding other property they have developed in the Chicagoland area. He provided the Board with a slide presentation as he spoke to them. He stated that there is a lot of activity and speculative interest in their buildings and are expecting to have the same interest with the Channahon property development. He provided the Board with a list of repeat businesses who they deal with and gave a visual of the proposed plan along with all the infrastructure improvements that will take place to support their development of the property.

Trustee Scaggs asked about the amount of lanes that would be put in to support the development. They commissioned a traffic study which then stated there should be one lane in each direction with a center turn lane when making improvements. Mr. Petrick mentioned other improvements, that were not mentioned, that will be taking place as well.

Village Administrator Tom Durkin talked about the significant amount of public infrastructure improvements that need to take place to develop this property. He spoke about the types of conversations taking place with representatives of the taxing bodies regarding the development and that it is being well received.

FINANCE DEPARTMENT

Revised Budget 2016-2017

Finance Director Heather Wagonblott stated that she provided a revised 2016-2017 in the Board packet. There are two major revisions. There is also an update on the general revenue estimates. With the revisions the current General Fund deficit is estimated to be approximately \$103,406 which does include transfers. Mrs. Wagonblott stated that while we are closing the gap on the General Fund Deficit we are still have a deficit in the very near future. If the Village continues to draw on the reserves from the Sales Tax Rebate Fund those funds will be gone and not be replenished in the next year or two. She will be coming to the Board with other revenue generating ideas in addition to the fuel and diesel tax increase that is before the Board tonight.

Trustee Scaggs asked if it would be possible to do a 2 or 3 year projection together. Village Administrator Durkin that there have been conversations taking place about putting that together. Finance Director Heather Wagonblott stated she has not had the opportunity to put those projections together but will be putting something together.

POLICE DEPARTMENT

An Ordinance Repealing the Requirements of Alarm Permits – 1st Read

Deputy Chief of Police Adam Bogart stated that at the March 7th Board meeting, the Board directed staff to prepare an ordinance to eliminate the requirement to obtain a permit for an alarm system. Part of the business licenses application process requires the business to provide the Village with up to date and accurate keyholder information for emergency contacts. In addition, residential alarm systems are typically monitored by the specific alarm company that has been contracted by the home or property owner and they maintain the information if it is needed in emergency situations. With the information being provided through these other means, the need for a Village permit is not necessary

PUBLIC WORKS DEPARTMENT

Bulk Rock Salt Purchasing

Director of Public Works, Ed Dolezal, stated the Village usually purchases its rock salt for road deicing through the bidding process of the Illinois Department of Central Management Services (CMS). As part of that joint purchasing process the Village must submit the quantity it intends to purchase. We have usually chosen to bid the contract using Option 1 that requires a minimum purchase of 80% of the requested quantity and guarantees the unit price up to 120%. We do have the option to renew the current contract with up to a 20% increase in quantity (1440 tons) and a possible increase of 10% in price (\$66.11/ton).

At this time, we anticipate ending the winter season using about 1300 tons with about 600 tons of salt in storage. \$86,544 is currently recommended for purchasing rock salt in our 2016-2017 budget. If a price of \$60.10 per ton is received for next year, which would allow a purchase of 1,440 tons of salt at 100% of requisitioned amount.

The last purchases were 1200 tons at \$60.10, 750 tons at \$98.25, 900 tons at \$51.99, 900 tons at \$53.71, 1500 tons at \$59.76, and 2000 tons at \$57.96. The contract at \$98.25 per ton was not done through CMS (no bids were received by CMS) but negotiated with Central Salt. A lengthy discussion took place between the Board members and staff as to what would be the best option – renew or bid. It was decided to take it up at the Board meeting.

- **Thorntons Phase I Improvement Completion Guarantee Reduction Request**
- **U.S. Route 6 and West Frontage Roads – Improvement Completion Guarantee Reduction Request**

Director of Public Works, Ed Dolezal, stated guarantee funds for each project are held with separate Permit Bonds.

In accordance with Subdivision and Development Regulations, the developer has requested a reduction to the guarantee for completion of improvements associated with Thornton’s Phase 1 commercial lot development at the northwest corner of Rt. 6 and I-55. Improvements include mass grading, erosion & sediment control, both underground and above ground detention and associated storm sewer, water main and sanitary main.

The developer also requests a reduction to the guarantee for US RT 6 & West Frontage Road construction which includes a new road, storm sewer, streetlights, traffic signals, ROW

landscaping with trees, and RT 6 and SW Frontage Road widening. Note: A separate \$600,000 guarantee is held by IDOT for this project and an additional guarantee will be provided for final frontage road tie-in construction.

The reduced guarantee amounts would equal the maximum allowable reduction to 20% of the original guarantee. Staff has inspected improvements and confirms they are not less than 95% complete.

Riverside Lot 13 (B&W Trucking) – Improvement Completion Guarantee Reduction Request

Director of Public Works, Ed Dolezal, stated a guarantee reduction for step 1-3 improvements was approved by the Board on June 30, 2015. All guarantee funds are held with a single 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 Step 4 (Landscaping). The reduced amount would equal the maximum allowable reduction to 20% of original guarantee amount for this steps. Staff has inspected improvements and confirms they are not less than 95% complete

Purchase of Natular Larvicide for Mosquito Abatement

Director of Public Works, Ed Dolezal, stated that for the past several years the Public Works Department has controlled mosquito populations using larvicide briquettes. The product Natular, which is manufactured by Clark Corporation, was distributed through the Will and Grundy County's Health Departments at no cost to the Village. Due to funding cuts to the program, the Village receives little, if any, of the larvicide from the health departments. The Village budgeted \$9,800.00 to offset the reduced supply of larvicide from the health departments to continue our program. We purchase from Clark Corporation through the state joint purchase program. Our cost would be \$849.20 per case or 10 cases at \$8,492.00.

Trustee Militello asked whether the Village stopped the abatement in the past and whether this really does anything. Trustee Greco gave a little history regarding the mosquito abatement. Director of Public Works, Ed Dolezal, stated this is to combat, primarily mosquitoes who carry the West Nile Virus.

PUBLIC COMMENT (Limit to 5 Minutes)

EXECUTIVE SESSION

- 1. Appointment, Employment, Dismissal, Compensation, Discipline and Performance of an Employee of the Village of Channahon**
- 2. Probable or Imminent Litigation and Pending Litigation**

The Committee of the Whole was adjourned at 6:43 p.m.

**Submitted by
Patricia Perinar, Village Clerk**